



Connells

Exeter Close
Braintree

Exeter Close Braintree CM7 9UW

for sale guide price
£300,000



Property Description

****Guide Price £300,000-£325,000****

A welcoming three/four bedroom mid terrace home nestled in the highly desirable 'Fairview Development' that epitomises both comfort and convenience.

Step inside to discover a spacious dining room that seamlessly flows into a welcoming living room and modern kitchen. This home features a versatile home office that can easily transform into a four bedroom to meet your family's needs.

Venture upstairs to find three well proportioned bedrooms, each designed for comfort, alongside a family bathroom that completes this perfect family setup.

Outside, enjoy the convenience of driveway parking for two vehicles and a private rear garden.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the

A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Entrance Porch

Dining Room

20' 6" x 9' 5" (6.25m x 2.87m)

Double glazed window to the front. two radiators, open access to the living room and study.

Living Room

15' 9" x 10' 7" (4.80m x 3.23m)

Double glazed patio doors to the rear aspect, radiator, stairs leading to the first floor, under stair cupboard, downlighters.

Kitchen

11' 2" x 7' 4" (3.40m x 2.24m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker and further appliances, double glazed window and door to the rear aspect.

Study/Bedroom Four

15' 3" x 7' 2" (4.65m x 2.18m)

Double glazed window to the front aspect, radiator, storage cupboard.

First Floor Landing

Loft access

Bedroom One

12' x 9' 8" (3.66m x 2.95m)

Double glazed window to the front aspect, radiator.

Bedroom Two

9' 8" x 11' 1" max (2.95m x 3.38m max)

Double glazed window to the rear aspect, radiator,

Bedroom Three

8' 7" max x 7' 5" (2.62m max x 2.26m)

Double glazed window to the front aspect, radiator, storage cupboard.

Family Bathroom

Low level WC, vanity hand wash basin, panelled bath with shower unit above, heated towel rail, double glazed window to the rear aspect.

Rear Garden

Commences with a decked area with the remainder of the garden laid to lawn, rear access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: BRT307881 - 0007