



## Lamberts Orchard

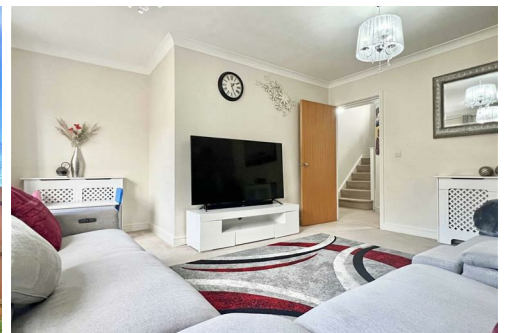
Braintree, CM7 1FG

**Guide Price £325,000**

Freehold  
Tax Band: D



Boasting an UNOVERLOOKED & generous rear garden, a spacious 15' I-shaped lounge plus STUDY & modern 15' kitchen/diner is this three DOUBLE bedroom TOWNHOUSE. Benefiting from VERSATILE accommodation set over three floors and offering a part-converted garage plus driveway parking. Ideally positioned in a CUL-DE-SAC location within walking distance to Braintree Town Centre & Station and easy access to local shops/amenities & schools.



# Lamberts Orchard, Braintree, CM7 1FG

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, tiled flooring and smooth covered ceiling.

### CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring and smooth ceiling.

### STUDY:

8'07 x 7'09 max (2.62m x 2.36m max)

(Formed by a section of the part-converted garage): Laminate flooring, smooth ceiling with sunken spotlights. Door to garage.

### KITCHEN / DINER:

15'02 x 9'08 (4.62m x 2.95m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, r integrated fridge/freezer and dishwasher, space for washing machine, radiator, tiled flooring and smooth covered ceiling with sunken spotlights. Door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, radiator, carpeted flooring and smooth covered ceiling.

### LOUNGE:

15'05 x 15'05 max to 11'07 (4.70m x 4.70m max to 3.53m)

Two double glazed windows to front aspect, two radiators, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

11'09 x 11'06 max (3.58m x 3.51m max)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth covered ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, airing cupboard, additional large built-in storage cupboard (housing wall-mounted boiler), radiator, carpeted flooring and smooth covered ceiling.

### MASTER BEDROOM:

15'07 x 9'10 (4.75m x 3.00m)

Two double glazed windows to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth covered ceiling. Access to family bathroom.

### BEDROOM THREE:

9'11 x 8'05 (3.02m x 2.57m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth covered ceiling.

### FAMILY BATHROOM:

Enclosed double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising patio area to immediate rear with pathway to gated rear access, remainder mainly laid to artificial lawn with some shrub borders.

### GARAGE, DRIVEWAY & PARKING:

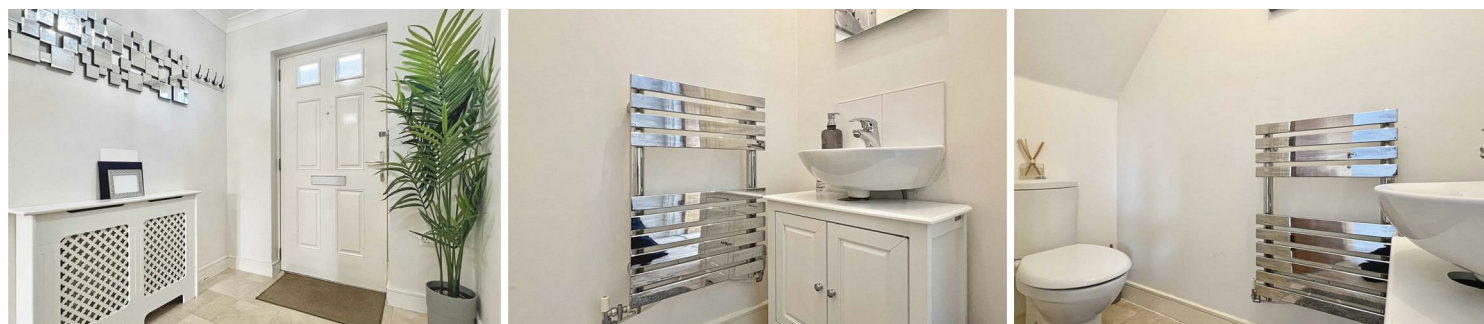
Part-converted integrated garage fitted with up and over door. Driveway parking for one vehicle with further on-street parking available on a free for all basis.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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