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DUGGERS LANE, BRAINTREE, ESSEX

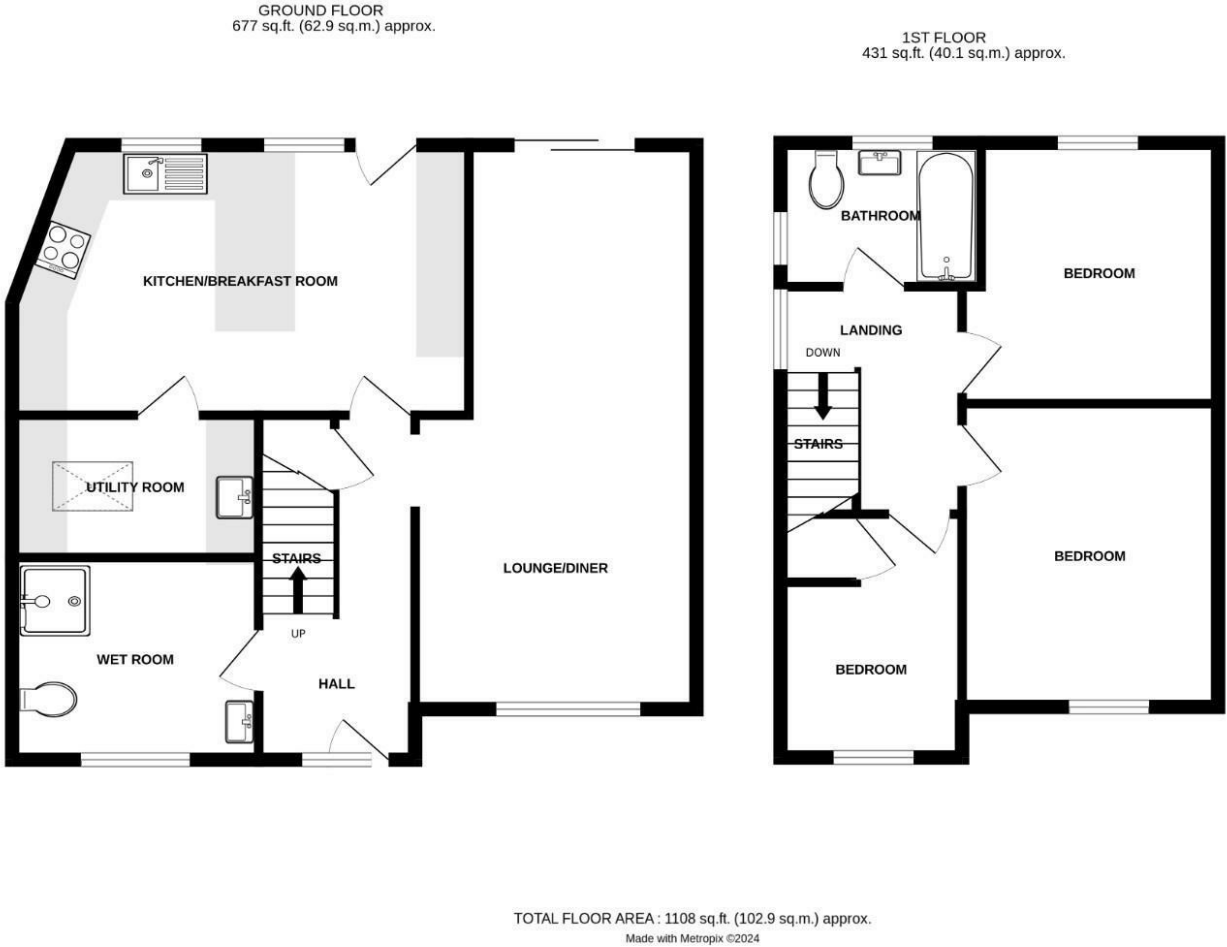
OFFERS OVER £340,000





DUGGERS LANE  
BRAINTREE

Located on an established residential road in the centre of the commuter town of Braintree is this well-presented three bedroom semi-detached family home. The ground floor accommodation comprises:- lounge/dining room, kitchen/breakfast room, utility room, wet room, entrance porch and hallway. On the first floor are three bedrooms and a family bathroom. Externally the property boasts a block paved driveway providing parking for three vehicles and a landscaped rear garden.







### Garden

To the rear of the rear of the property is a Sandstone patio area with retaining tiled wall and steps leading to the remainder lawn. The garden further benefits from a timber shed to the foot of the garden, side access via a timber gate and an external water tap.

### Driveway

To the front of the property is a block paved driveway providing parking for three vehicles. The remainder of the frontage is lawn with a variety of mature shrubs.

- Three Bedrooms
- Semi-Detached Family Home
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility & Wet Room
- Family Bathroom
- Entrance Porch & Hallway
- Landscaped Garden
- Driveway Parking For Three Vehicles
- Walking Distance To Main Line Train Station

### Entrance Porch

UPVC double glazed opaque window to front aspect, door to.

### Hallway

Wood Effect flooring, radiator, power points, understairs storage cupboard, stairs rising to the first floor landing, doors to.

### Wet Room

UPVC double glazed opaque window to front aspect, fully tiled, walk-in shower with rainfall head, concealed cistern W.C, wash hand basin with vanity drawers, heated towel rail, inset spotlights, extractor fan.

### Lounge/Dining Room

22'5" x 11'3" (6.85 x 3.43)

UPVC double glazed window to front aspect, central cast iron fireplace with timber surround, T.V point, power points, UPVC double glazed sliding doors leading to the rear garden.

### Kitchen/Breakfast Room

17'10" x 12'9" (5.45 x 3.91)

UPVC double glazed windows to rear aspect, base and eye level units with complimentary working surfaces over & breakfast area, inset oven, inset microwave, five ring gas hob with extractor over, inset sink with drainer unit, inset wine cooler, integrated dishwasher, inset spotlights, wood effect flooring, radiator, power points, UPVC double glazed single door to the rear garden, door to.







#### Utility Room

8'7" x 5'7" (2.63 x 1.71)

Base and eye level units with complimentary working surfaces over, inset sink, space for washing machine, space for tumble dryer, radiator, inset spotlights, extractor fan, wood effect flooring, power points.

#### First Floor Landing

UPVBC double glazed window to side aspect, radiator, power points, loft access, door to airing cupboard, doors to.

#### Bedroom One

12'2" x 11'6" (3.71 x 3.51)

UPVC double glazed window to front aspect, radiator, power points, T.V point.

#### Bedroom Two

11'5" x 10'0" (3.49 x 3.06)

UPVC double glazed window to rear aspect, radiator, power points.

#### Bedroom Three

11'4" x 7'7" (3.46 x 2.33)

UPVC double glazed window to front aspect, radiator, power points.

#### Family Bathroom

UPVC double glazed opaque windows to multiple aspects, enclosed bath with mixer taps, wash hand basin with vanity unit below, W.C, radiator, tiled walls, wood effect flooring, radiator, inset spotlights.

