



Marram Close, Braintree, CM7 1GR



welcome to

Marram Close, Braintree

****GUIDE PRICE £375,000 - £385,000**** William H Brown are pleased to offer this modern three bedroom detached family home situated in the sought after Mill Park Drive Development within walking distance to Freeport Shopping Centre / Retail Park and Railway Station.



Hallway

Stairs to first floor.

Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator

Kitchen

11' x 8' 7" (3.35m x 2.62m)

Double glazed window to front aspect. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring as hob with overhead extractor fan. Cupboard housing boiler. Integrated appliances. Radiator.

Lounge / Diner

17' 7" max extending to x 16' max (5.36m max extending to x 4.88m max)

Two double glazed windows to rear aspect. Double glazed French doors to rear garden. Radiator.

Landing

Doors leading to

Bedroom One

11' 9" max x 11' 3" max (3.58m max x 3.43m max)

Double glazed window to front aspect. Radiator.

Door leading to

En-Suite

Obscure double glazed window to front aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

10' 3" x 6' 4" (3.12m x 1.93m)

Double glazed window to rear aspect. Quadruple wardrobes floor to ceiling. Radiator.

Bathroom

Side panel bath. Low level WC. Wall mounted hand wash basin. Radiator.

Garden

Commencing with large decked patio area and then the remainder laid to lawn. Shed. Enclosed by panel fencing.

Parking

Carport to rear with additional parking in front



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welcome to

Marram Close, Braintree

- Three Bedroom Family Home
- Detached
- En-Suite to Master Bedroom
- Landscaped Rear Garden
- Carport

Tenure: Freehold EPC Rating: B

guide price

£375,000 - £385,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), bearings 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. Powered by www.localagent.com



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Property Ref:
BTR109027 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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