



Twelve Acres, Braintree, CM7 3RN

welcome to

Twelve Acres, Braintree

**** GUIDE PRICE £375,000 - £400,000 **** William h Brown are pleased to offer this well presented three bedroom semi-detached house situated on the popular Marks Farm Development conveniently situated within walking distance to Tesco superstore, Lyons Hall Primary & Alec Hunter Secondary



Hallway

Stairs to first floor.

Lounge

12' 5" x 13' 7" (3.78m x 4.14m)

Double glazed window to front aspect. Radiator.

Under stairs cupboard.

Kitchen

15' 9" x 9' (4.80m x 2.74m)

Double glazed window to rear aspect. Inset stainless steel butler sink unit with left hand drainer with cupboard under, granite work surface to the side with a matching range of wall mounted units with further drawers and cupboards under. Space for fridge freezer. Plumbing and space for slimline dishwasher and washing machine. Integrated oven with four ring gas hob and overhead extractor fan. Wine fridge. Double glazed French doors leading to

Dining Room

12' 8" x 8' 7" (3.86m x 2.62m)

Double glazed window to rear aspect. Double glazed French doors to rear garden.

Ground Floor Cloakroom

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

Landing

Door leading to

Bedroom One

9' x 12' 4" max (2.74m x 3.76m max)

Double glazed window to rear aspect. Radiator.

Bedroom Two

10' 2" x 6' 8" + recess (3.10m x 2.03m + recess)

Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 8" x 6' 8" max (2.64m x 2.03m max)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with plumbed in shower. Low level WC. Vanity hand wash basin.

Garden

Mainly laid to lawn. Patio seating area. Gate leading to front. Door leading to studio.

Studio

15' 7" x 9' (4.75m x 2.74m)

Converted to a studio but can easily be changed back.

Parking

Space for two vehicles (cars) off road in front of the garage, also on street parking is available to the front of the property. The garage can also be returned to its original status.



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Twelve Acres, Braintree

- Three Bedroom Semi Detached House
- Popular Marks Farm Development
- Double Glazing
- Gas Central Heating
- Walking Distance to Schools and Superstore.

Tenure: Freehold EPC Rating: C

guide price

£375,000 - £400,000



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.flooragent.com



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Property Ref:
BTR109374 - 0002

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