



## Beadon Drive

Braintree, CM7 1DS

**Guide Price £330,000**

Freehold  
Tax Band: C



Boasting a generous 65' PRIVATE rear garden, 15' lounge opening to DINING/PLAY ROOM plus a light, spacious kitchen is this IMMACULATELY PRESENTED and previously EXTENDED three bedroom mid-terrace property. Benefiting from a RECENTLY RE-FITTED BOILER & SHOWER ROOM, modern updates throughout and offering a GARAGE, new front driveway for two vehicles plus further parking to rear. Conveniently located near to all local shops/amenities, popular schools and Braintree Town Centre/Station - Ideal for first time buyers!!



# Beadon Drive, Braintree, CM7 1DS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Opaque double glazed windows to front aspect, secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, wood flooring and smooth ceiling.

### KITCHEN:

11'06 x 9'01 (3.51m x 2.77m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, space for dishwasher and washing machine, wall-mounted boiler (in cupboard), wood flooring and smooth ceiling.

### LOUNGE:

15'00 x 12'07 (4.57m x 3.84m)

Media wall with inset shelving and electric fireplace, radiator, carpeted flooring and smooth ceiling. Opening to dining/play room.

### DINING / PLAY ROOM:

13'00 x 9'06 (3.96m x 2.90m)

Double glazed windows to side and rear aspects, carpeted flooring and smooth vaulted ceiling. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'07 x 8'09 (3.53m x 2.67m)

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

### BEDROOM TWO:

12'09 x 8'09 max (3.89m x 2.67m max)

Double glazed window to rear aspect, built-in wardrobes, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

7'07 x 6'09 (2.31m x 2.06m)

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

### SHOWER ROOM:

Opaque double glazed window to front aspect, large walk-in shower set behind glass enclosure, inset WC, vanity wash hand basin with tiled splash back, built-in storage cupboard, extractor fan, radiator, tile effect vinyl flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Sizeable private rear garden, enclosed by fencing and comprising patio area to immediate property rear with pathway extending further through garden, two separate areas both laid to lawn, central pagoda sat on raised decking, gated rear access.

### GARAGE, DRIVEWAY & PARKING:

Single garage (located en bloc to property rear), driveway parking for two vehicles to property front and further driveway parking located at the rear.

## AGENTS NOTES:

Council Tax Band: C

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



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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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