



14 ELLEN WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

** EXTENDED....AND SUPERBLY PRESENTED! ** Situated upon the favourable White Court Development, this beautifully finished and extended home benefits from a large INTEGRAL GARAGE which is presently used as a home Gym, as well as a UTILITY ROOM. Decorated to a high standard throughout, the property boasts a low maintenance rear garden with SUMMERHOUSE, whilst to the front offers a spacious driveway with off street parking. Conveniently located within walking distance of village amenities and good local schools, early viewing is highly recommended in order to appreciate the finish on offer.



GROUND FLOOR

Entrance Hall

Karndean flooring, stairs rising to first floor, door to:

Living Room 13'3" x 12'7" (4.04 x 3.85)

Karndean flooring, double glazed window to front, radiator, under stairs storage cupboard, opening to:

Dining Room 11'0" x 7'9" (3.37 x 2.37)

Karndean flooring, radiator, patio doors to rear, door to:

Kitchen 10'11" x 7'7" (3.35 x 2.33)

Karndean flooring, matching wall & base units with granite work surfaces, inset stainless steel sink with mixer tap, integral double oven with four ring hob, spaces for under counter fridge & dishwasher, double glazed window to rear, opening to:

Utility Room

Karndean flooring, spaces for washing machine & tumble dryer, granite work surfaces, double glazed window & door to garden, door to:

Cloakroom

Karndean flooring, hand wash basin inset to vanity unit, WC, chrome heated towel rail.

Integral Garage/Gym 10'11" x 10'2" (3.34 x 3.12)

Laminate flooring, electric roller door, air conditioning unit.

FIRST FLOOR

Landing

Carpet flooring, doors to,

Master Bedroom 12'9" x 9'2" (3.91 x 2.80)

Carpet flooring, fitted wardrobes, radiator, double glazed window to front.

Bedroom Two 9'4" x 9'3" (2.87 x 2.82)

Carpet flooring, radiator, double glazed window to rear, fitted wardrobes.

Bedroom Three 9'8" x 6'4" (2.97 x 1.94)

Carpet flooring, radiator, double glazed window to front, fitted cupboard.

Bathroom

Tiled flooring, shower enclosure, hand wash basin inset to vanity unit, WC, obscure double glazed window to rear.

EXTERIOR

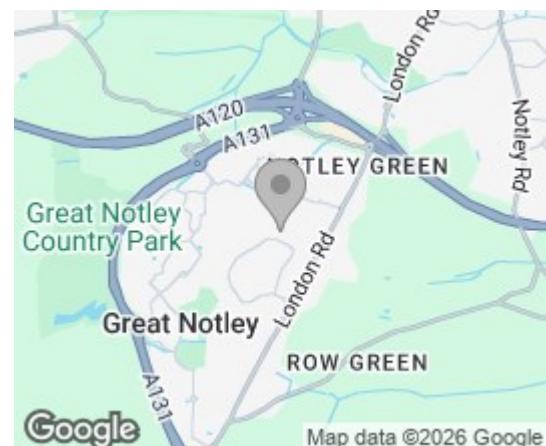
Garden

Enclosed rear garden with paved patio, remainder laid to artificial lawn with raised borders, side access gate, summer house to remain.

Front Of Property

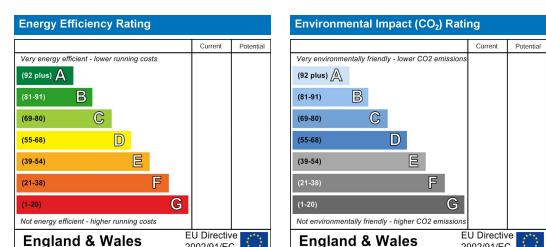
Driveway with remainder laid to artificial lawn.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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