BRANOCS ESTATES



78 BRAIDING CRESCENT, BRAINTREE CM7

GUIDE PRICE £415,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

** NO ONWARD CHAIN ** Situated upon the family orientated MARKS FARM Development, within easy reach of excellent local schools and amenities, this simply STUNNING four bedroom family home is a genuine turn key home, finished to an excellent standard throughout. Boasting THREE bathrooms, TWO reception rooms, and great internal living space, the property further offers generous parking facilities with a Private Driveway to both the side and rear, as well as a large GARAGE located directly at the end of the rear garden, which has been superbly landscaped to create a low maintenance place of enjoyment. Early viewing is highly advised in order to truly appreciate the finish on offer.







GROUND FLOOR

Entrance Hall

LVT flooring, stairs rising to first floor, under stairs cupboard, radiator, doors to:

Cloakroom

LVT flooring, low level WC, pedestal hand wash basin, obscure double glazed window to side aspect, radiator

Living Room 14'11" x 14'11" (4.57m x 4.57m)

LVT flooring, double glazed window to side aspect, radiator, patio doors to rear garden.

Dining Room 12'9" x 10'2" (3.91m x 3.10m)

LVT flooring, double glazed window to front aspect, radiator.

Kitchen / Breakfast Room 14'9" x 10'2" (4.52m x 3.10m)

Tiled flooring, a range of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, space for fridge/freezer, integrated dishwasher and washing machine, breakfast bar, radiator, double glazed window to front aspect, door to rear garden.

FIRST FLOOR

Landing

Carpet flooring, loft access, airing cupboard, doors to:

Bedroom One 11'3" x 10'7" (3.45m x 3.23m)

Carpet flooring, built-in wardrobes, double glazed window to front aspect, radiator, door to:

Ensuite

Tiled flooring, enclosed and fully tiled shower unit, low level WC, vanity hand wash basin, heated towel rail, obscure double glazed window to front aspect.

Bedroom Two 10'0" x 9'6" (3.07m x 2.90m)

LVT flooring, built-in wardrobes, double glazed window to rear aspect, radiator, door to:

Ensuite

Tiled flooring, enclosed and fully tiled shower unit, low level WC, vanity hand wash basin, heated towel rail, obscure double glazed window to front aspect.

Bedroom Three 10'7" max x 7'8" (3.25m max x 2.36m)

LVT flooring, built-in wardrobes, double glazed window to rear aspect, radiator.

Bedroom Four 9'8" x 6'9" (2.95m x 2.06m)

LVT flooring, double glazed window to rear aspect, radiator.

Family Bathroom

Tiled flooring, panelled bath with central mixer tap and shower over, low level WC, pedestal hand wash basin, heated towel rail, obscure double glazed window to side aspect.

EXTERIOR

Front of Property

Fenced front garden with decorative stone and established shrub boarders, path to front door.

Rear Garden

Commencing with patio area leading to garden laid to artificial lawn, storage shed, rear access to garage and parking

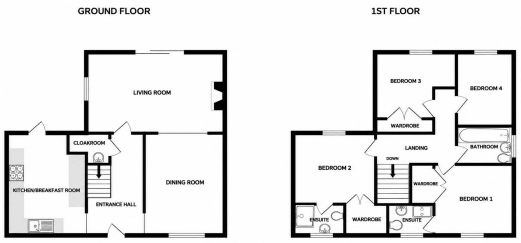
Garage

Single garage with power, lighting and up & over door.

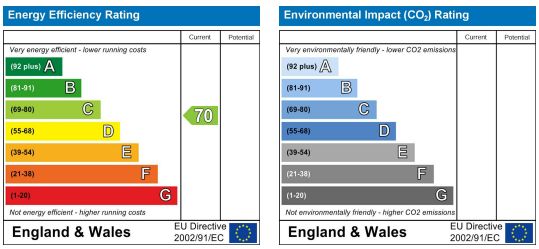
Area Map



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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