BRANOCS ESTATES

4 MILL PARK DRIVE, BRAINTREE CM7

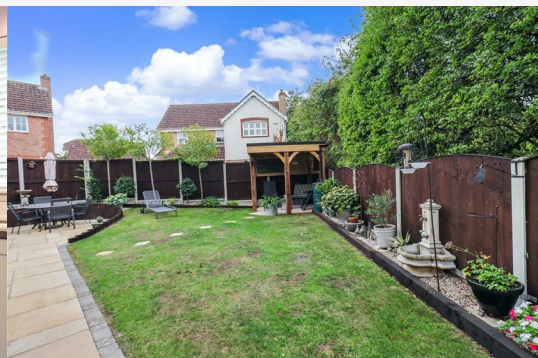
GUIDE PRICE £425,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

** STUNNING HOME ** Situated on the highly sought-after HEATHLANDS development, this beautifully presented family home, constructed by the reputable Tanner & Wicks, presents a fantastic opportunity to acquire a residence finished to a FIRST CLASS STANDARD throughout.

Occupying a larger than expected CORNER PLOT, this impressive home benefits from NEWLY INSTALLED DOUBLE GLAZING, a NEWLY FITTED electric garage door, and driveway parking. The well-designed accommodation offers two spacious reception rooms, a recently re-fitted kitchen with a NEARLY NEW CENTRAL HEATING BOILER, three generous DOUBLE BEDROOMS, including a master bedroom with EN-SUITE, along with a stylish family bathroom.

Externally, the landscaped rear garden provides a beautifully maintained outdoor space, featuring mature borders, established planting, and a paved patio seating area,perfect for entertaining, relaxing, or enjoying family time.



GROUND FLOOR

Entrance Hall

Laminate wood flooring, double glazed window to side, stairs rising to first floor, radiator. doors to;

Cloakroom

Laminate flooring, hand wash basin inset to vanity unit, WC, radiator, obscure double glazed window to side.

Living Room 17'3" x 11'1" (5.26 x 3.38)

Carpet flooring, radiator, feature fireplace, double glazed window to front, french doors to rear.

Dining Room 10'11" x 9'3" (3.35 x 2.84)

Laminate flooring, radiator, double glazed window to front & side, under stairs cupboard, door to;

Kitchen 14'2" x 7'4" (4.34 x 2.24)

Laminate flooring, wall & base level shaker style units with roll edged work tops, ceramic sink with central mixer tap, integral SMEG oven with electric hob & extractor over, spaces for washing machine, dishwasher & fridge/freezer, inset spotlights, double glazed window to rear, door to side.

FIRST FLOOR

Landing

Carpet flooring, radiator, airing cupboard, loft access, double glazed window to rear, doors to;

Bedroom One 12'2" x 11'1" (3.71 x 3.38)

Carpet flooring, radiator, fitted wardrobes, double glazed windows to rear, door to;

Ensuite

Shower enclosure, wash hand basin & WC inset to vanity unit, heated towel radiator, obscure double glazed window to front, extractor fan, inset spotlights, laminate flooring.

Bedroom Two 9'6" x 9'3" (2.90 x 2.84)

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

Bedroom Three 10'2" x 7'10" (3.10 x 2.41)

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

Bathroom

Bath with shower attachment, hand wash basin & WC inset to vanity unit, obscure double glazed window to front, inset spotlights, laminate flooring, heated towel radiator.

EXTERIOR

Front Of Property

Blocked paved drive providing parking, side access gate to rear garden.

Garage

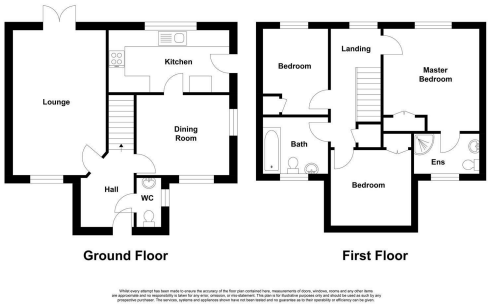
Single garage with electric door, power & lights connected, personal side access door.

Garden

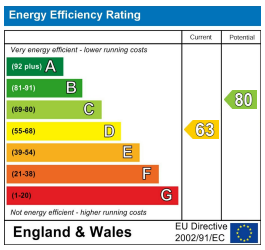
Fully enclosed, paved patio area, further paved patio with personnel door to Garage, remainder laid to lawn with raised borders. Pergola seating area.

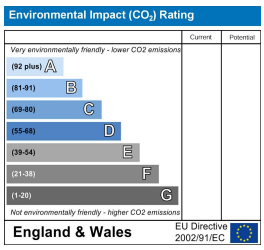
Area Map

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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