



10 KEYES WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

2 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Situated within this sought-after cul-de-sac location, this beautifully presented TWO/THREE bedroom home has been finished to an exceptional standard throughout, offering stylish and contemporary living. Ideal for first time buyers, the property provides well-balanced accommodation including a spacious Lounge leading through to a stunning OPEN PLAN Kitchen with granite worktops, opening into a generous Conservatory/Dining Room with French doors overlooking the rear garden. The accommodation further comprises two double bedrooms, a versatile Nursery/Bedroom Three, and a modern family bathroom. Externally, the property boasts multiple driveway parking spaces, together with a beautifully landscaped rear garden with multiple seating areas, perfect for summer entertaining. Ideally positioned within easy walking distance of Lyons Hall Primary School, picturesque river walks and open countryside, whilst also providing convenient access to Braintree Town Centre, Freeport Station and the A120, early viewing is highly advised in order to appreciate the quality of accommodation on offer.

**** GUIDE PRICE £300,000 - £325,000 ****



GROUND FLOOR

Entrance Porch

Vinyl flooring, storage cupboard, door to;

Living Room 15’8” x 13’9” (4.79 x 4.21)

Laminate flooring, double glazed window to front, radiator, stairs rising to first floor, double doors to;

Kitchen 15’8” x 10’0” (4.79 x 3.07)

Laminate flooring, wall & base units with edged work surfaces, sink with mixer tap, integral oven with hob & extractor over, spaces for washing machine, fridge/ freezer & dishwasher, radiator, opening to;

Conservatory 14’7” x 12’10” (4.45 x 3.92)

Laminate flooring, french doors to garden.

FIRST FLOOR

Landing

Laminate flooring, doors to;

Bedroom One 12’8” x 9’2” (3.87 x 2.80)

Laminate flooring, double glazed window to front, radiator.

Bedroom Two 10’9” x 9’8” (3.28 x 2.96)

Laminate flooring, radiator, double glazed window to rear.

Nursery/ Bedroom Three 6’5” x 6’0” (1.98 x 1.85)

Laminate flooring, double glazed window to front.

Bathroom

Tiled flooring, bath with shower over, hand wash basin inset to vanity unit, WC, chrome heated towel radiator, obscure double glazed window to rear.

EXTERIOR

Garden

Garden laid to lawn with risen entertaining area to rear.

Front Of Property

Blocked paved frontage providing parking for two vehicles. Additional parking for one vehicle to side of property.

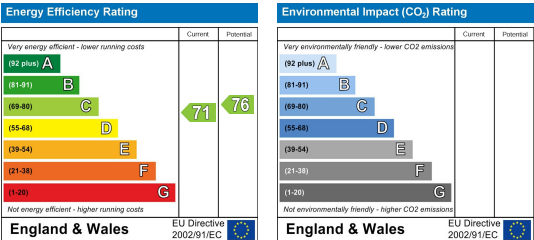
Area Map



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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