



## 28 STANSTRETE FIELD, BRAINTREE CM77

£1,550 PER MONTH

3 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* RECENTLY REFURBISHED \*\* AVAILABLE JUNE \*\*** Situated within the heart of GREAT NOTLEY, this sought after THREE bedroom semi-detached home with generous plot and spacious rear Garden comes to the rental market benefitting from a modernised Kitchen/Bathroom suite, ground floor CLOAKROOM, and being fully redecorated throughout with brand new Oak interior doors and newly laid carpet and LVT flooring. With a driveway for two vehicles, and being within a stones throw of nearby village amenities and the 100' acre Discovery Centre, we advise an early viewing appointment in order to avoid disappointment for what is sure to be a popular listing in todays busy rental market.



## Entrance Hall

LVT flooring. Radiator. Built in storage cupboard.

## Cloakroom

Consisting of a low level WC and a wall-mounted wash hand basin, LVT flooring and obscure window to front.

## Kitchen 8'7" x 8'9" (2.64 x 2.67)

Comprising of a range of matching wall and base level units with solid oak worktops with matching upstands. Integral fridge/freezer and oven with four ring electric hob and extractor over. Space for washing machine. Ceramic sink unit with mixer tap & drainer inset to worktop. Tiled flooring. Window to front. Tiled splashbacks. Wall-mounted and enclosed brand new gas boiler.

## Lounge/Diner 15'3" x 15'4" (4.65 x 4.68)

LVT flooring, window and french doors to rear, radiator. Stairs rising to First Floor.

## Landing

Carpet flooring. Loft access hatch. Storage cupboard.

## Bedroom One 8'9" x 13'2" (2.68 x 4.03)

Carpet flooring. Window to front. Radiator.

## Bedroom Two 7'11" x 11'11" (2.43 x 3.64)

Carpet flooring. Window to rear. Radiator.

## Bedroom Three 7'0" x 8'6" (2.14 x 2.60)

Carpet flooring. Window to rear. Radiator.

## Bathroom

Brand new suite with P Bath with shower over, hand wash basin and WC inset to vanity unit, heated towel radiator, de-mister mirror.

## Front of Property

Pathway to front entrance door. Side access gate to rear.

## Driveway

Driveway parking for two vehicles.

## Rear of Property

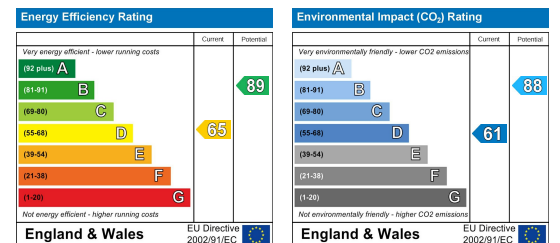
Situated upon a corner plot, the un-overlooked rear garden offers a paved patio leading to the raised decking area and also further garden to lawn. Enclosed by panel fencing. Shed to remain. Side access gate.

## 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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

