



## 13 BUTTERMERE, BRAINTREE CM77

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

\*\* NO ONWARD CHAIN \*\* Nestled within a quiet cul-de-sac upon the favourable WHITE COURT development, this redecorated family home comes with newly fitted carpet flooring throughout, giving a blank canvass for any intending buyer to place their own stamp upon this desirable home. Internally the property offers spacious living accommodation, with a CONSERVATORY extension to the rear elevation, which opens on to the spacious rear garden with OUTBUILDING to remain. Further benefitting from a detached GARAGE and driveway, the property is located close to nearby footpaths leading to an array of village amenities and open spaces. Viewing is highly recommended in order to avoid disappointment.

\*\* GUIDE PRICE £375,000 - £400,000 \*\*



## GROUND FLOOR

### Entrance Hall

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

### Lounge/ Diner 17'5" x 15'11" (5.33 x 4.86)

Double glazed window to front, carpet flooring, two radiators, opening to:

### Conservatory 22'0" x 7'4" (6.71 x 2.26)

Tiled flooring, double glazed window to rear, radiator, door to:

### Kitchen 9'8" x 7'3" (2.97 x 2.21)

Wall & base units, tiled splashbacks, four ring gas hob with extractor over, stainless steel sink, double glazed window, spaces for appliances.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to front, airing cupboard, loft access, doors to:

### Bedroom One 13'1" x 9'3" (3.99 x 2.83)

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

### Bedroom Two 11'8" x 9'3" (3.56 x 2.84)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Three 9'8" x 6'5" (2.95 x 1.97)

Carpet flooring, double glazed bay window to front, radiator.

### Bathroom

Obscure double glazed window to front, double shower enclosure, hand wash basin, WC, radiator.

## EXTERIOR

### Front Of Property

Driveway leading to single garage, path to front door.

### Garage

### Garden

Established garden with paved seating areas, raised decking, outbuilding.

## Area Map

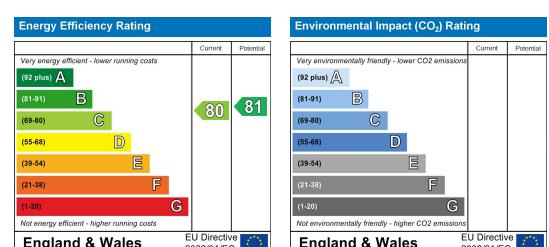


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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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