



## 5 BRISE CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Occupying a pleasant position overlooking a well-maintained greensward within a quiet cul-de-sac, and just a short walk from Braintree Station and Braintree Village Shopping Centre, this beautifully presented THREE bedroom semi-detached home benefits from a detached GARAGE, driveway parking for at least two vehicles, and a generous rear garden. Internally, the accommodation is well-proportioned and thoughtfully arranged, commencing with an entrance porch leading into a spacious Living Room, which in turn opens to a separate Dining Room and adjoining Kitchen. The first floor offers three bedrooms, comprising two doubles and a comfortable single bedroom, together with a well-appointed family Bathroom. Offering an excellent combination of convenience, space and presentation, this attractive home is ideally suited to a wide range of buyers. Viewing is highly recommended in order to fully appreciate all that is on offer.



## Entrance Porch

Storage cupboard, radiator, vinyl flooring.

## Lounge 15'45 x 14'53 (4.57m x 4.27m)

Double glazed window to front, laminate flooring, radiator, TV point, opening to;

## Dining Room 9'98 x 7'27 (2.74m x 2.13m)

Laminate flooring, window & door leading to rear garden, radiator, door to;

## Kitchen 9'23 x 6'83 (2.74m x 1.83m)

Laminate flooring, wall & base units, double glazed window to rear, spaces for freestanding oven, fridge freezer & washing machine, stainless steel sink, fitted extractor hood, tiled splashbacks.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, loft access

### Bedroom One 10'43 x 8'27 (3.05m x 2.44m)

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

### Bedroom Two 10'33 x 8'27 (3.05m x 2.44m)

Double glazed window to rear, radiator, carpet flooring, fitted wardrobes.

### Bedroom Three 7'60 x 5'95 (2.13m x 1.52m)

Carpet flooring, double glazed window to front, radiator.

### Bathroom

Bath with shower over, WC, hand wash basin, chrome towel rail. radiator, obscure window to rear.

### Rear of Property

Commencing with paved patio seating area, remainder laid to lawn, enclosed by brick & panel fencing & mature hedgerow borders.

### Garage & Parking

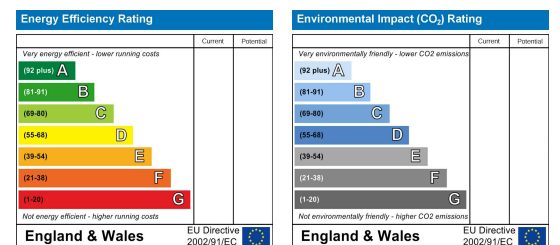
Single Garage with power connected. Parking for a minimum of two vehicles.

## 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

