



## 5 WARWICK CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within a peaceful CUL-DE-SAC, fronting the nearby Blackwater Nature Reserve, this enviable DETACHED family home offers a unique opportunity to cement your own stamp on this attractive family home which offers POTENTIAL TO EXTEND STPP. Benefitting from a CONSERVATORY extension and occupying a CORNER PLOT, the property itself requires light modernisation but benefits from UPVC Double Glazed Windows, Gas central heating, and the added benefit of a DETACHED GARAGE to the rear of the property with double gated vehicular access. Available with no onward chain, early viewing is highly recommended in order to avoid disappointment!

**\*\* GUIDE PRICE £290,00 - £300,000 \*\***



## GROUND FLOOR

### Porch

Tiled flooring, window to side aspect, door leading to;

### Entrance Hall

Carpet flooring, stairs rising to the first floor, radiator, wall-mounted gas-fired boiler, door leading to;

### Lounge/Diner 22'0" x 12'4" (6.71 x 3.78)

Carpet flooring, large double-glazed window to the rear aspect, two radiators, understairs storage cupboard, opening through to;

### Kitchen 8'3" x 7'9" (2.53 x 2.38)

Tiled flooring, double-glazed window to the front aspect, fitted with a range of wall and base units, space for oven, washing machine, dishwasher and fridge, fitted extractor hood

### Conservatory 10'11" x 7'6" (3.33 x 2.30)

Carpet flooring, double-glazed windows to the rear aspect, door leading to the rear garden.

## FIRST FLOOR

### Landing

Carpet flooring, double-glazed windows to the front aspect, airing cupboard, doors leading to;

### Bedroom One 10'1" x 9'7" (3.09 x 2.94)

Carpet flooring, two double-glazed windows to the rear aspect, radiator

### Bedroom Two 11'9" x 9'8" (3.60 x 2.95)

Carpet flooring, two double-glazed windows to the rear aspect, radiator

### Bedroom Three 10'0" x 6'6" (3.07 x 2.00)

Carpet flooring, double-glazed window to the front aspect.

## EXTERIOR

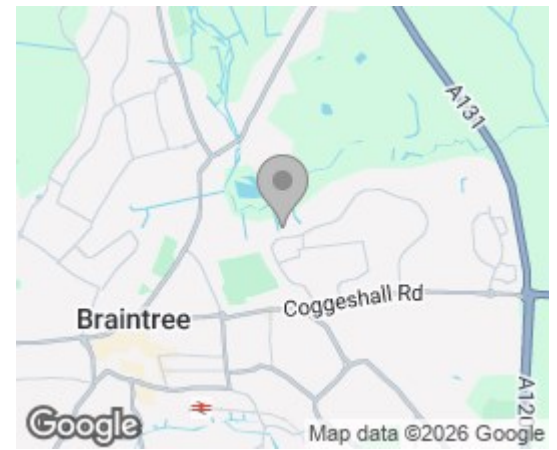
### Front

Block-paved driveway providing off-road parking for 2-3 vehicles, side access leading to rear garden

### Rear Garden

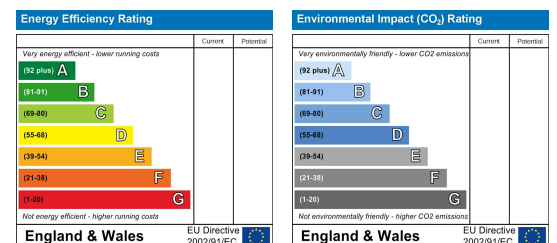
Patio seating area, L-shaped lawned garden, detached garage to the rear with double gated access from the highway.

## 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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