



49 TORTOISESHELL WAY, BRAINTREE CM7

GUIDE PRICE £400,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

** GENEROUS FRONTAGE ** Benefitting from one of the largest front gardens upon the popular "Butterflies" development, offering off street parking for 5-6 vehicles, this beautifully presented and EXTENDED three bedroom semi-detached home enjoys a spacious corner plot, with a great sized rear garden, whilst internally offering two reception rooms, THREE DOUBLE bedrooms, as well as a family bathroom and en-suite shower room. The property enjoys an excellent location being within walking distance of both the town centre and Braintree Station, as well as being within a short walk of the nearby Marshalls Park and Nature Reserve. Viewing is highly advised in order to appreciate the space on offer with this one of a kind family home.



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, door to:

Dining Room 15'1" x 13'3" (4.60 x 4.04)

Double glazed windows to front and rear aspect, 2 x radiators, under stair storage cupboard, stairs rising to first floor, door to kitchen

Kitchen 13'8" x 9'2" (4.17m x 2.79m)

Tiled flooring, double glazed window to front aspect, patio doors to rear aspect, re-fitted kitchen suite with matching wall and base level shaker style units with edged worktops and matching upstands. 4 ring ceramic hob with extractor over, integral double oven and dishwasher, spaces for fridge-freezer, washing machine and tumble dryer, smooth ceiling with inset downlighting, door to Living Room

Living Room 13'4" x 13'2" (4.07 x 4.03)

Double glazed window to front aspect, french doors opening to the rear garden, 2 x radiators, carpet flooring, TV Point

FIRST FLOOR

Landing

Carpet flooring, radiator, velux window to rear aspect, doors to:

Master Bedroom 13'6" x 13'4" (4.12 x 4.07)

Carpet flooring, double glazed window to front aspect, velux window to rear aspect, radiator, door to:

En-Suite Shower Room

Walk in shower enclosure, chrome heated towel rail

Bedroom Two 13'3" x 10'5" (4.05 x 3.20)

Double glazed window to front aspect, velux window to rear aspect, radiator

Bedroom Three 9'5" x 7'6" (2.88 x 2.29)

Double glazed window to front, radiator, carpet flooring

Family Bathroom

Shower over bath, low level WC, pedestal hand wash basin, chrome heated towel radiator, velux window to front aspect

EXTERIOR

Front

Largely block paved frontage with spacious driveway parking for up to six vehicles, with remaining front garden to lawn. Side access gate to rear garden

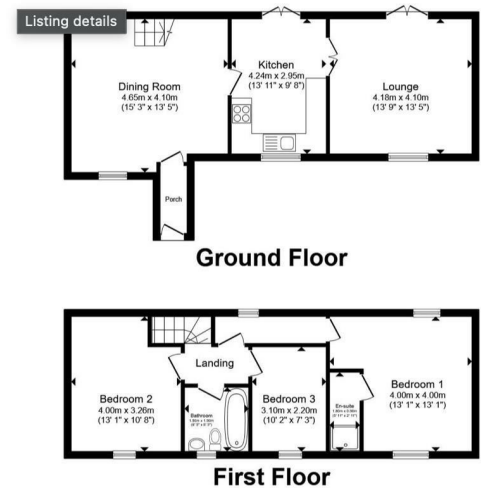
Rear Garden

Larger than average corner plot with paved patio area, opening to enclosed garden laid mainly to lawn, with side access to front.

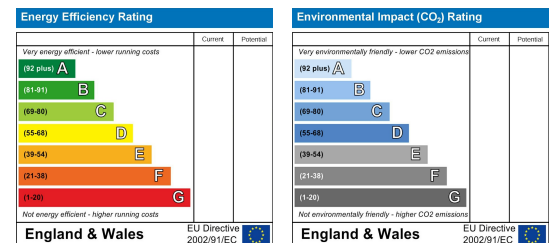
Area Map



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
CM1 1ER

