BRANOCS ESTATES



29 BULRUSH CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

** BEAUTIFULLY PRESENTED - WITH LOFT CONVERSION ** Calling all FIRST TIME BUYERS! Do not miss out on this beautifully finished THREE bedroom semi-detached home enjoying a quiet position within this sought after cul-de-sac, within the ever favoured HEATHLANDS development, with footbridge access to Braintree Village and Station, as well as short walking distance to Braintree Town Centre. Internally the property is decorated to a high standard and offers good sized living accommodation throughout, with the added benefit of an EN-SUITE bathroom to the Master Bedroom. Properties within this favoured development do not hang around for long and we highly recommend early viewing in order to appreciate the finish on offer.







GROUND FLOOR

Entrance Hall

Double glazed window to front aspect, radiator, laminate wood flooring, stairs rising to first floor, door to;

Living Room 12'7" x 12'2" (3.84 x 3.71)

Laminate wood flooring, double glazed window to front aspect, TV point, under stair storage cupboard, opening to;

Kitchen/Diner 15'2" x 7'10" (4.63 x 2.41)

Laminate wood flooring, double glazed window and french doors to rear aspect, dining space, radiator, kitchen comprising of matching wall and base level units, spaces for washing machine, oven, fridge-freezer, roll edged work surfaces with tiled splash backs, gas boiler wall mounted and enclosed, extractor fan, ceiling downlights.

FIRST FLOOR

Landing

Double glazed window to side aspect, carpet flooring, loft access, doors to;

Bedroom One 11'3" x 9'6" (3.43 x 2.90)

Carpet flooring, double glazed window to front aspect, door to en-suite

En-Suite

Corner shower enclosure, low level WC, pedestal hand wash basin, chrome heated towel rail, part tiled walls, laminate flooring, de-mister mirror.

Bedroom Two 9'3" x 6'3" (2.84 x 1.93)

Carpet flooring, double glazed window to rear aspect, fitted wardrobe with sliding mirror doors, radiator

Bathroom

Panelled bath, pedestal hand wash basin, low level WC, obscure window to rear aspect, radiator, vinyl flooring, extractor, downlights

SECOND FLOOR

Landing

Carpet flooring, velux window, door to;

Bedroom Three 11'6" x 9'3" (3.51 x 2.84)

Carpet flooring, velux window to rear, eaves storage

EXTERIOR

Front

Block paved driveway with parking for several vehicles, side access gate to rear garden, path to front entrance

Rear Garden

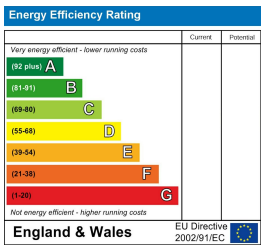
Tiered garden with lower raised decking seating area, with side access to front.

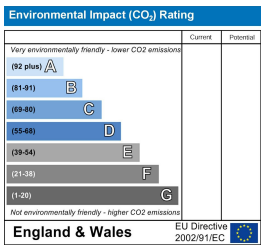
Area Map



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.

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