BRANOCS ESTATES



4 DICKENS CLOSE, BRAINTREE CM7

GUIDE PRICE £290,000

3 Bedrooms | 1 Bathrooms | 1 Receptions

** CALLING ALL FIRST TIME BUYERS ** Nestled in the tranquil cul-de-sac of Dickens Close, Braintree, this charming end-terrace house presents an excellent opportunity for first-time buyers. With generous living space, the property boasts three spacious bedrooms, providing ample room for family living or accommodating guests.

The well-designed layout includes a welcoming reception room, perfect for relaxation or entertaining, with the extra benefit of a Kitchen/Diner. The property also features a detached garden room, which offers a versatile space that could serve as a home office, studio, or a delightful retreat for leisure activities.

Built in 1970, this home combines classic charm with modern potential, allowing you to personalise it to your taste. The location is particularly advantageous, being in close proximity to reputable schools and a variety of local amenities, ensuring that daily conveniences are just a stone's throw away.

This delightful property is not only a comfortable residence but also an ideal first-time purchase, offering a wonderful opportunity to establish roots in a friendly community. With its appealing features and prime location, this home is sure to attract those looking for a perfect blend of space, comfort, and convenience.







GROUND FLOOR

Entrance Porch
Carpet flooring, wall mounted gas fired boiler, door to:

Inner Hallway
Laminate flooring, radiator, stairs rising to first floor, doors to:

Cloakroom
Laminate flooring, WC, corner hand wash basin.

Kitchen/Breakfast Room 15'3" x 12'8" (4.65m x 3.87m)
LVT flooring, a range of matching wall and base level units with roll edged work surfaces, one and a half stainless steel sink with mixer tap, integral ceramic hob with extractor over, integral oven, spaces for washing machine and fridge freezer, double glazed window to front aspect.

Lounge/Diner 17'3" x 11'8" (5.27m x 3.57m)
Laminate flooring, patio doors and double glazed window to rear aspect, radiator.

FIRST FLOOR

Landing
Laminate flooring, radiator, loft access, doors to:

Bedroom One 10'9" x 11'8" (3.28m x 3.56m)
Laminate flooring, double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Two 9'11" x 11'8" (3.04m x 3.57m)
Carpet flooring, fitted wardrobe, double glazed window to rear aspect, radiator.

Bedroom Three 8'4" x 7'8" (2.55m x 2.36m)
Laminate flooring, double glazed window to rear aspect, radiator.

Bathroom
Tiled flooring, suite comprising of P-shaped bath with shower over, WC, pedestal hand wash basin, heated towel radiator, obscure window to from aspect.

EXTERIOR

Front of Property
Enclosed front garden with path to front entrance door.

Rear Garden
Commencing with a raised decking area, garden to lawn with steps to lower garden, garden room to remain.

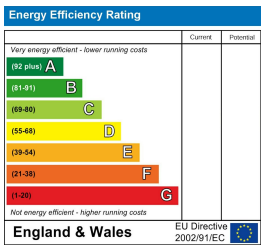
Garden Room
Timber garden room with internal power connection, ideally suited for a work from home space or additional garden room for recreational enjoyment.

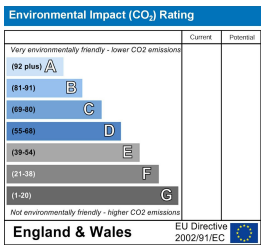
Area Map



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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