



Connells

Orion Way
Braintree



Property Description

****Guide Price £350,000-£375,000****

Discover the perfect blend of modern living and family comfort in this captivating three-bedroom semi-detached home, perfectly poised for your next chapter situated on the desirable 'Fairview Development'.

As you step inside you are greeted by a generous living room featuring a cozy wood burner that sets the perfect ambiance. The well appointed kitchen includes a practical utility area, making everyday tasks a breeze, additionally to the ground floor there is a dining room and entrance porch.

The first floor offers a family bathroom, three well appointed bedrooms with the master bedroom benefiting from its own en-suite.

Externally this home enjoys driveway parking and a private rear garden.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the

A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

Entrance Porch

Living Room

20' 6" x 17' 10" (6.25m x 5.44m)

Two double glazed windows to the front aspect, stairs leading to the first floor, wood burner, two under stair storage cupboards, radiator.

Dining Room

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed patio door to the rear aspect, storage cupboard, radiator, solid oak flooring.

Kitchen

16' 2" x 6' 11" (4.93m x 2.11m)

Inset sink unit with left hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built tin oven, hob and extractor fan, space for fridge-freezer, space for dishwasher.

Utility Area

Double glazed window to the rear aspect, double glazed door to the side aspect, space for appliances, radiator.

First Floor Landing

Loft access, storage cupboard

Bedroom One

15' 8" x 9' 10" (4.78m x 3.00m)

Double glazed window to the front aspect, built in mirror fronted wardrobes, radiator.

En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in corner shower unit, heated towel rail.

Bedroom Two

15' 9" x 7' 10" (4.80m x 2.39m)

Double glazed window to the front aspect, radiator.

Bedroom Three

11' 6" max x 9' 9" (3.51m max x 2.97m)

Double Glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the rear aspect.

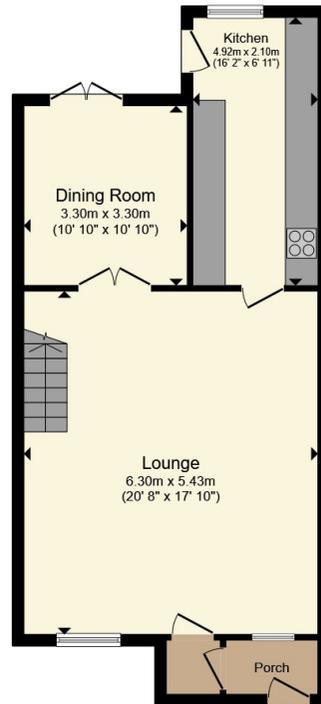
Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, decked area with pergola, shed to remain.

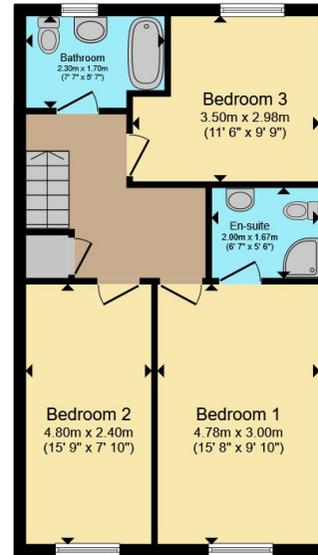








Ground Floor



First Floor

Total floor area 112.2 m² (1,207 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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17 Great Square
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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