BRANOCS ESTATES



45 RANA DRIVE, BRAINTREE CM7

GUIDE PRICE £450,000

4 Bedrooms | 3 Bathrooms | 3 Receptions

** NO ONWARD CHAIN ** Nestled within a private cul-de-sac, within easy reach of the Town Centre and Station, this spacious family home offers FOUR generous bedrooms, THREE reception rooms, UTILTY ROOM and CLOAKROOM, as well as an integral GARAGE, which offers scope for conversion if further living space is desired. Further benefitting from THREE bathrooms including two EN-SUITES, this attractive home offers so much potential for the modern growing family, being within short walking distance of local schools and amenities. Contact us today to arrange an internal inspection in order to truly appreciate the accommodation on offer.







GROUND FLOOR

Entrance Hall
Laminate flooring, stairs rising to first floor, under stair storage cupboard, radiator, doors to:

Study 7'9" x 6'2" (2.37 x 1.89)
Carpet flooring, radiator, double glazed window to front aspect

Dining Room 11'0" x 9'1" (3.36 x 2.78)
Carpet flooring, double glazed window to front, radiator

Kitchen 9'9" x 10'4" (2.99 x 3.16)
Vinyl flooring, radiator, double glazed window and door to side aspect, wall and base level units with roll edged work surfaces, spaces for washing machine, fridge and freezer, stainless steel sink with filtered water tap.

Living Room 15'7" x 10'8" (4.76 x 3.26)
Carpet flooring, double glazed window and french doors to rear aspect, gas fireplace, radiator

Cloakroom
WC, corner hand wash basin, chrome heated towel radiator

Utility Room
Vinyl flooring, radiator, door to rear aspect, spaces for washing machine and tumble dryer, stainless steel sink with mixer tap, wall mounted gas fired boiler, door to integral garage.

FIRST FLOOR

Landing
Galleried landing, carpet flooring, radiator, velux window to front aspect, loft access, doors to;

Bedroom One 13'4" x 10'8" (4.08 x 3.26)
Carpet flooring, 2 x double glazed windows to rear aspect, 2 x radiators, range of fitted wardrobes, door to:

En-Suite
Corner shower enclosure, WC, pedestal hand wash basin, obscure window to side aspect, chrome heated towel radiator

Bedroom Two 10'10" x 9'10" (3.31 x 3.01)
Carpet flooring, double glazed window to front aspect, range of fitted wardrobes, radiator

Bedroom Three 13'6" x 8'6" (4.12 x 2.61)
Carpet flooring, double glazed window to front and side aspect, radiator, fitted wardrobe, door to:

En-Suite
Shower enclosure, WC, pedestal hand wash basin, velux window to rear aspect, chrome heated towel radiator

Bedroom Four 7'9" x 6'9" (2.38 x 2.08)
Carpet flooring, radiator, double glazed window to front aspect

EXTERIOR

Front
Block paved driveway with parking for multiple vehicles. Side access gate to rear garden

Rear Garden
Paved patio area with fitted pergola, leading to garden laid to lawn with mature borders

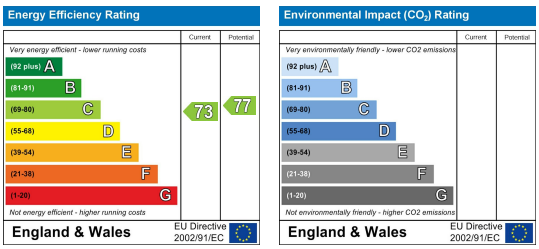
Area Map



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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