BRANOCS ESTATES

23 BLACKWATER WAY, BRAINTREE CM7

GUIDE PRICE £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

** BEAUTIFULLY PRESENTED HOME IN QUIET CUL-DE-SAC ** Nestled within the highly regarded Blackwater Way cul-de-sac, this superb three-bedroom home offers the perfect balance of modern living and everyday convenience. The property has been tastefully updated throughout, featuring a stylish open-plan kitchen/dining area, a spacious living room, and a downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard.

Enjoying an landscaped rear garden, the home also benefits from a garage, shed, and off-street parking, providing excellent storage and practicality.

Positioned within walking distance of Braintree Town Centre, the Station, and the nearby nature reserve, this home perfectly combines a peaceful setting with easy access to local amenities and transport links.

This beautifully presented home is sure to impress, early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, stairs rising to first floor

Lounge 12'11" x 10'11" (3.94 x 3.35)

Carpet flooring, feature fireplace, radiator, double glazed window to front, doors to;

Kitchen/ Diner 16'11" x 10'9" (5.16 x 3.30)

Laminate flooring, kitchen with roll edged work surfaces, one & a half inset sink with mixer tap, spaces for oven, fridge/ freezer & washing machine, double glazed window to side, radiator, opening to;

Playroom 10'0" x 8'7" (3.05 x 2.64)

Laminate flooring, velux window, radiator, doors to garden, door to;

Cloakroom

Tiled flooring, corner wash hand basin inset to vanity unit, WC, obscure double glazed window to rear.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 12'11" x 10'4" (3.94 x 3.15)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 9'3" x 9'3" (2.84 x 2.82)

Carpet flooring, radiator, double glazed window to rear

Bedroom Three 9'3" x 6'5" (2.84 x 1.96)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Tiled flooring, bath with shower over, wash hand basin inset to vanity unit, WC, obscure double glazed window to rear.

EXTERIOR

Front

Block paved frontage with driveway leading to Garage, side access gate.

Garden

Decked seating area with remainder laid to lawn, door to garage, side access gate.

Garage

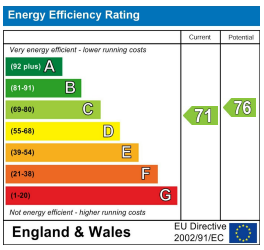
Single garage with up & over door.

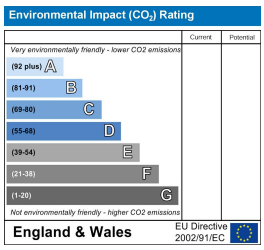
Area Map

Floor Plans

© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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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