



400 COGGESHALL ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** FULLY RENOVATED....STUNNING FINISH! **** Situated upon the favourable Coggeshall Road, within easy reach of both the Town Centre and the nearby Braintree Village Shopping Centre, this fully renovated and EXTENDED family home offers a SHOW HOME finish throughout, with STUNNING Kitchen/Breakfast Room with bi-fold doors opening to the fully landscaped rear garden. Further benefitting from a fully block paved driveway with excellent off street parking, and an 18' bespoke SUMMERHOUSE which lends itself as an ideal work from home space. Viewing is a must in order to truly appreciate the beautiful finish on offer.



GROUND FLOOR

Entrance Hall

LVT flooring, stairs rising to first floor, doors to;

Cloakroom

Corner hand wash basin, WC, obscure double glazed window to side.

Living Room 23'7" x 11'11" (7.19 x 3.65)

LVT flooring, two radiators, double glazed bay window to front, fitted alcove units, french doors to;

Kitchen/ Dining Room 15'6" x 15'0" (4.73 x 4.59)

Shaker style Kitchen with quartz work surfaces, butler sink, central island incorporating breakfast bar, integral dishwasher, spaces for American fridge/ freezer & range style oven, LVT flooring, double glazed window & bi-fold doors to rear aspect, two roof lights, radiator.

Utility Room

Spaces for washing machine & tumble dryer, obscure double glazed window to side aspect.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to side aspect, doors to;

Bedroom One 11'9" x 10'9" (3.59 x 3.30)

Carpet flooring, double glazed window to rear, radiator, fitted wardrobes.

Bedroom Two 11'5" x 10'7" (3.48 x 3.25)

Carpet flooring, double glazed window to front, radiator.

Bedroom Three 8'1" x 6'11" (2.47 x 2.12)

Carpet flooring, double glazed window to front, radiator.

Bathroom

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

EXTERIOR

Front Of Property

Block paved driveway, side access to rear garden.

Rear Garden

South facing garden commencing with paved patio area, artificial lawn with path leading to summerhouse.

Summerhouse 18'8" x 12'7" (5.69 x 3.86)

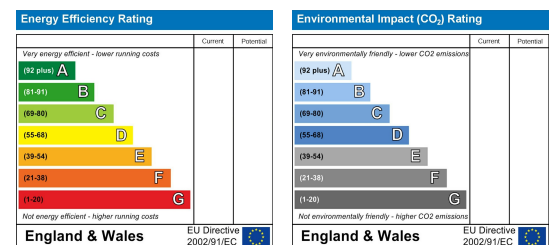
Power, wifi & lighting connected, patio doors.

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

