



Doubleday Gardens, Braintree, CM7 9SW

welcome to

Doubleday Gardens, Braintree

BACK TO THE MARKET!

GUIDE PRICE £475,000 - £500,000** ** NO ONWARD CHAIN ** We are delighted to present this spacious four-bedroom detached family home, ideally positioned in a highly desirable cul-de-sac setting next to the scenic Blackwater Nature Reserve.



Entrance Porch

Radiator. Door leading to

Cloakroom

Obscure double glazed window to side aspect. Low level WC. Hand wash basin. Radiator.

Study

7' 2" x 4' 9" (2.18m x 1.45m)

Double glazed window to front aspect. Radiator.

Hallway

Stairs to first floor. Under stairs cupboard. Radiator. Door leading to:-

Lounge

22' x 11' 4" (6.71m x 3.45m)

Double glazed window to front aspect. Double glazed sliding patio doors to rear garden. Two radiators. Feature fireplace with gas fire (not tested)

Dining Room

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear aspect, Radiator.

Kitchen

13' 4" x 9' 1" (4.06m x 2.77m)

Two double glazed windows to side aspect. Double window to rear aspect. Range of base and eye level units with work surface over incorporating sink drainer with hot and cold mixer tap. Space for cooker and fridge freezer.

Utility Room

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazed window to side aspect. Double glazed door to side. Range of base units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for washing machine. Space for fridge freezer. Boiler.

Landing

Double glazed window to front aspect. Radiator. Airing cupboard. Doors leading to:-

Bedroom One

10' 8" x 13' 2" (3.25m x 4.01m)

Double glazed window to rear aspect. Radiator.

En-Suite

Obscure double glazed window to side aspect. Walk in shower cubicle. Pedestal hand wash basin. Low level WC. Radiator.

Bedroom Two

14' 2" x 10' max (4.32m x 3.05m max)

Double glazed window to rear aspect. Radiator.

Bedroom Three

12' 7" x 7' 8" (3.84m x 2.34m)

Double glazed window to front aspect. Radiator.

Bedroom Four

7' 8" x 9' 7" + (2.34m x 2.92m +)

Double glazed window to front aspect. Radiator. Built in wardrobe.

Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath with hot and cold mixer tap and shower attachment. Pedestal hand wash basin. Low level WC. Radiator.

Garden

Large landscaped rear garden with patio seating area and remainder laid to lawn. Mature tree and shrub borders. Enclosed by panel fencing. Gate to front. Door leading to double garage.

Parking

Driveway providing off street parking leading to double garage with up and over doors, power and lighting,

Double Garage

17' x 17' (5.18m x 5.18m)

Up and over doors. Power and lighting.



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welcome to

Doubleday Gardens, Braintree

- NO ONWARD CHAIN
- 4 Bedroom Detached Family Home
- Three Reception Rooms
- En-Suite
- Utility Room

Tenure: Freehold EPC Rating: C

Council Tax Band: E



guide price

£475,000 - £500,000

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.focalagent.com



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Property Ref:

BTR109901 - 0006

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