



**Connells**

Chapel Hill  
Braintree



## Property Description

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

Step inside to find a beautifully updated ground floor, where contemporary elegance meets cozy charm. Unwind in the inviting living room, complete with a log burner that sets the perfect ambiance for those chilly evenings. A convenient downstairs cloakroom adds a touch of practicality, while the dining room seamlessly connects to the kitchen making entertaining a breeze.

The first floor offers a family bathroom and three generously sized bedrooms with the master bedroom featuring its own en-suite shower room.

The expansive rear garden measuring approximately 160ft offers endless possibilities, a perfect haven for gardening enthusiasts or a play haven for the little ones. Additionally this well presented home benefits from off road parking for multiple vehicles and a car port.

This home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

Additionally, the house is within a short distance to reputable schools and nursery including 'Spring Carousel Nursery', 'Beckers Green Primary School' and 'Alec Hunter Academy'

The A131 and A120 are also easily accessible.

### Entrance Porch

### Entrance Hall

Stairs leading to the first floor, under stair storage cupboard, radiator.

### Downstairs Cloakroom

Low level WC, hand wash basin, double glazed window to the side aspect.

### Living Room

14' 9" into bay x 12' 6" ( 4.50m into bay x 3.81m )

Double glazed bay window to the front aspect with fitted shutters, log burner, radiator, glazed pocket doors leading to the dining room.

### Dining Room/Utility

16' 2" x 9' 8" ( 4.93m x 2.95m )

Inset sink unit one and a half bowl right hand drainer with cupboards under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated dishwasher and

fridge-freezer, radiator, glazed folding doors leading to the kitchen.

## Kitchen

16' 2" x 9' 8" ( 4.93m x 2.95m )

Working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated washing machine, built in double oven, hob and extractor fan, mobile central island, downlighters, bi-fold doors to the rear aspect, double glazed window and door to the rear aspect.

## First Floor Landing

Double glazed window to the side aspect, loft access, storage cupboard.

## Bedroom One

21' 8" x 9' 1" ( 6.60m x 2.77m )

Double glazed windows to the rear aspect, radiator, a range of built in wardrobes and units.

## En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, radiator, double glazed window to the rear aspect, storage cupboard.

## Bedroom Two

11' 2" into wardrobe x 9' 10" ( 3.40m into wardrobe x 3.00m )

Double glazed window to the front aspect, built in sliding door wardrobes with hanging, shelves and drawers, radiator.

## Bedroom Three

11' 11" x 6' 11" ( 3.63m x 2.11m )

Double glazed window to the side aspect, radiator.

## Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, radiator, double glazed window to the front aspect.

## Cabin

16' 5" x 7' 10" ( 5.00m x 2.39m )

Fully insulated with double glazed windows to the front aspect.

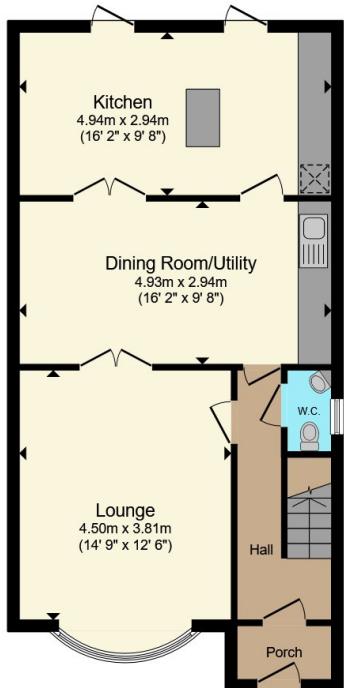
## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, feature pond, decked areas, raised beds, fruit cage and greenhouses. allotment area, garden shed, summer-house and gate providing access to the car port.

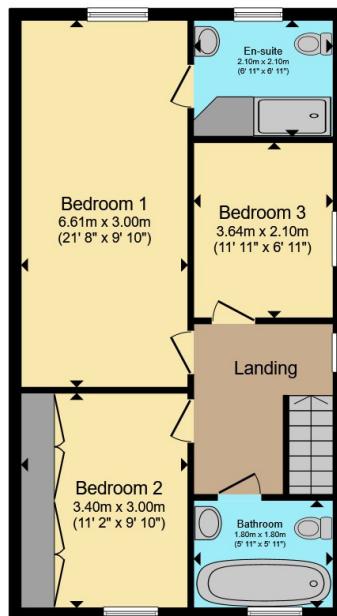




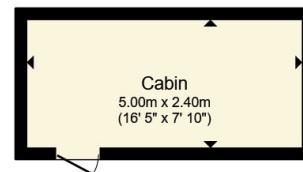




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 133.1 m<sup>2</sup> (1,432 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](http://www.propertybox.io)

**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

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