



Connells
connells.co.uk 01376 552 222
FOR SALE



Property Description

Nestled on Orchard Drive in Braintree, this beautifully presented three-bedroom semi-detached home is Designed with modern living in mind. Boasting modern décor throughout, the property offers an inviting and contemporary living space, perfect for those seeking a home in excellent condition.

Step inside to find a spacious lounge and a stylish kitchen/diner, ideal for entertaining or enjoying family meals. A convenient utility room provides valuable additional space for laundry and storage. Upstairs, three well-proportioned bedrooms and a modern family bathroom.

A standout feature of this residence is the impressive rear garden, where you will discover a summer house and a bar both fitted with electricity. This extra space is perfect for hosting friends, relaxing after a busy day, or setting up an home office. The front offers off-road parking for several vehicles

Location in a sought after area, 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 walking distance to reputable schools including 'John Ray Infant And Junior School' and 'Notley

High School & Braintree Sixth Form' making it a great choice for families with children.

Furthermore, the A131 and A120 are easily accessible.

Entrance Hall

Stairs to first floor, understairs storage, window to side aspect, radiator

Cloakroom

Low level WC, vanity sink, heated towel rail, window to side aspect

Living Room

17' 8" x 11' 2" (5.38m x 3.40m)

Feature fireplace, window to front aspect, radiator

Kitchen/Diner

17' 8" x 10' 4" (5.38m x 3.15m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in electric oven, gas hob with extractor above, space for fridge/freezer, window to the rear and side aspects, double glazed door to the rear aspect, radiator.

Utility Room

12' 2" x 6' 7" (3.71m x 2.01m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under. space for washing machine and tumble dryer.

First Floor Landing

Loft hatch

Bedroom One

14' 5" x 10' 6" (4.39m x 3.20m)

Built-in wardrobe, two windows to front aspect, radiator

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

Built-in wardrobe, window to rear aspect, radiator

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)

Built-in wardrobe, window to side aspect, radiator

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Low level WC, vanity sink, tiled bath with power shower above, heated towel rail, window to the side aspect.

Rear Garden

Commences with patio and the rest is astroturfed, side access gate, bar area with power, summer house to rear of garden with power.

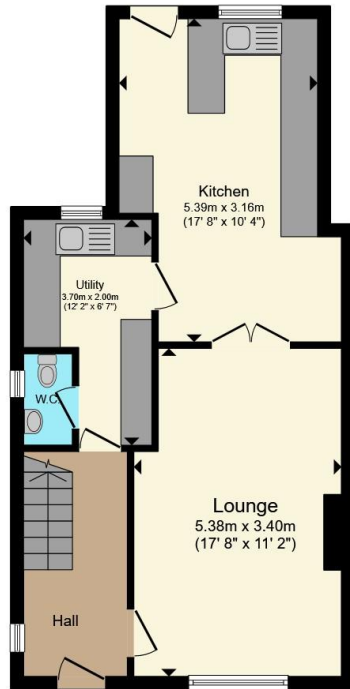
Agent Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

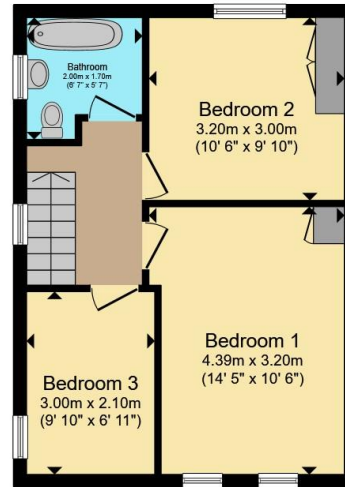




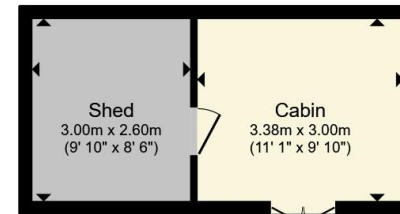




Ground Floor



First Floor



Outbuilding

Total floor area 88.5 m² (953 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

Connells

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17 Great Square
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EPC Rating:
Awaited

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308861



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