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DAVID MARTIN
GROUP

Martens Meadow
Braintree, CM7 3LB

£345,000
EPC Rating 'D'

- Three Bedroom Detached House
- Home Office/Games Room
- Large Conservatory
- Car Port Parking for Three Cars





Property Description

David Martin Estate Agents are delighted to present this beautifully maintained three-bedroom detached family home, ideally situated in the popular town of Braintree, within walking distance of Lyons Hall Primary School and offering excellent access to Braintree Village. The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, large conservatory with double doors opening onto the rear garden, home office and ground floor cloakroom. To the first floor, the property benefits from a principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a family shower room. Externally, the property offers car port parking for three cars, a one-third garage providing useful storage space, a rear workshop and an enclosed rear garden. This attractive home offers an excellent opportunity for families seeking spacious and versatile accommodation in a highly convenient location, and early viewing is highly recommended.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, tiled floor, door to:

LOUNGE

18' x 10' 6" (5.49m x 3.2m) Window to front aspect, radiator, stairs rising to first floor landing, storage cupboard housing gas fired boiler, tiled floor.

KITCHEN

14' x 9' 5" (4.27m x 2.87m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space and plumbing for washing machine, dishwasher, fridge and freezer, freestanding cooker with extractor over, tiled floor, window to rear aspect, sliding doors to:

CONSERVATORY

12' x 12' (3.66m x 3.66m) plus 7' recess Windows to rear and side aspect, tiled floor, part glazed door to rear, door to converted garage - home office/games room.

HOME OFFICE/GAMES ROOM

11' 04" x 7' 06" (3.45m x 2.29m) Tiled floor, sky light, door to garage.

CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin, radiator, splash tiling.





LANDING

Access to loft space, door to:

BEDROOM ONE

8' 10" x 8' 2" (2.69m x 2.49m) Plus recess Two windows to front, fitted wardrobes, radiator, door to:

ENSUITE SHOWER

Contemporary en-suite wet room, low flush WC, wall mounted wash hand basin, part tiled walls, shower, radiator, window to front aspect.

BEDROOM TWO

11' 8" x 7' 10" (3.56m x 2.39m) Window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE

8' 7" x 5' 10" (2.62m x 1.78m) Window to rear aspect, radiator.

SHOWER ROOM

7' 8" x 5' (2.34m x 1.52m) Contemporary wet room, pedestal wash hand basin, low flush WC, shower, part tiled walls, window to side aspect, radiator





OUTSIDE

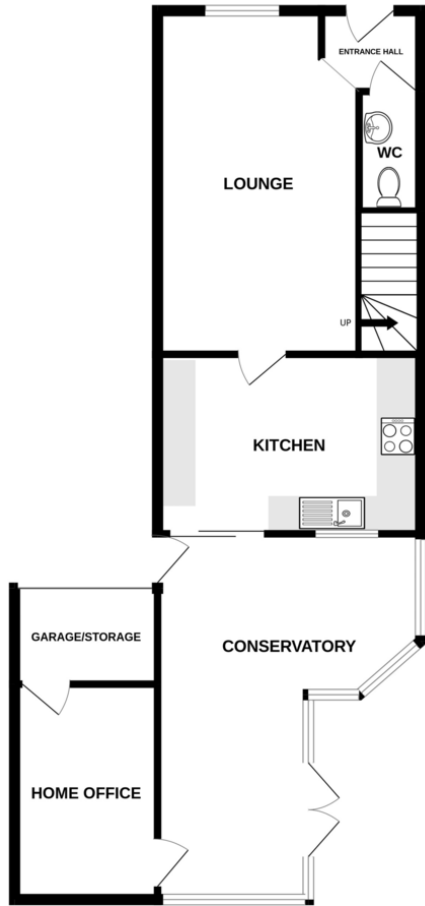
To the side of the property, a car port provides off-road parking for three vehicles and leads to a one-third garage with an up-and-over door, offering useful storage space and access to the home office/games room.

REAR GARDEN

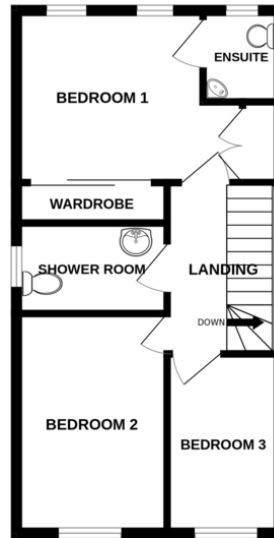
Rear garden being well enclosed by panel fencing the garden is well established with flower beds and shrubs, patio area, wooden storage shed/workshop which we understand from the vendor is to remain.



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements