



- Three bedroom detached house
- Single garage
- Off road parking
- Cloakroom
- Living room / diner
- South facing garden
- Refitted bathroom suite
- No onward chain

### 79 Tortoiseshell Way, Braintree, Essex. CM7 1WG.

Situated within walking distance of Marshalls Park, the train station and the town centre, is this well presented and much improved three bedroom detached house. Being conveniently positioned within close proximity to the A120, the M11 and the Chelmsford park & ride, we feel this family home would be ideal for a variety of perspective buyers. The property enjoys an array of spacious living accommodation, along with many upgraded fixtures and fittings, to offer a stylish and versatile house. The internal accommodation consists of a spacious living room with a separate dining area, kitchen, upgraded cloakroom, three well appointed bedrooms and a refitted family bathroom.





# Property Details.

## Entrance Hall

Multi locking composite door to front, laminate flooring, double glazed window to side, radiator to side, stairs to first floor, doors to WC and Lounge.

## Lounge



14' 0" x 12' 10" (4.27m x 3.91m) Double glazed window to front, radiator, laminate flooring, TV point, open plan to dining room, storage cupboard under stairs. Doors to hall and kitchen.

## Dining Area



9' 8" x 7' 7" (2.95m x 2.31m) Double glazed patio doors to garden, laminate flooring, radiator to side.

## Kitchen



9' 2" x 7' 9" (2.79m x 2.36m) Double glazed stable style multi locking upvc door to garden, double glazed window to rear, range of eye and base level units. Space for dishwasher, washing machine and fridge freezer. Roll edge work tops with inset sink and gas hob, extractor hood over hob. Integrated electric oven. Tiled walls and flooring.

## Cloakroom

Recently refitted. Obscure double glazed window to side, radiator, low level WC and wash hand basin over storage unit.

## First Floor Landing

Double glazed window to side, banister rail over stair well, airing cupboard. Access to part board loft. Stairs to ground floor.

## Bedroom One



12' 0" x 9' 7" (3.66m x 2.92m) Built in wardrobe, double glazed window to rear, radiator. Laminate flooring.

# Property Details.

## Bedroom Two



11' 5" x 7' 11" (3.48m x 2.41m) Double glazed window to front, radiator.

## Bedroom Three



8' 6" x 7' 9" (2.59m x 2.36m) Double glazed window to front, radiator, built in storage cupboard.

## Family Bathroom



Heated Chrome towel rail, Double glazed window to rear, low level W/C, hand wash basin, extractor fan, panelled bath with power shower over, fully tiled walls, tiled floor

## Rear Garden



Mainly laid to lawn, patio area, enclosed by panelled fencing, side access via a wooden gate, door to garage, outside tap

## Frontage

The front garden is mainly laid to lawn with inset paving to accommodate additional vehicle parking. A driveway leads up to the garage, which has an up and over door and power and lighting. Steps lead up to a storm porch and the front door.



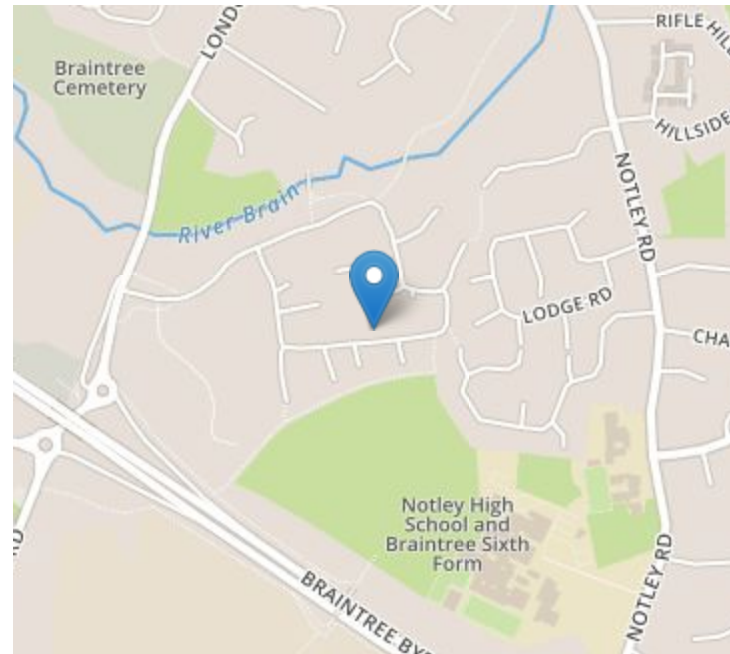
# Property Details.

## Floorplans

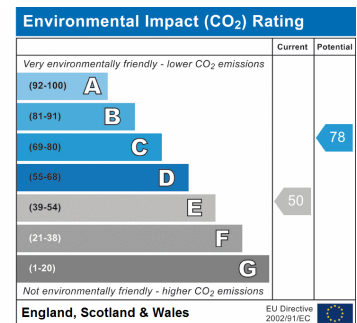
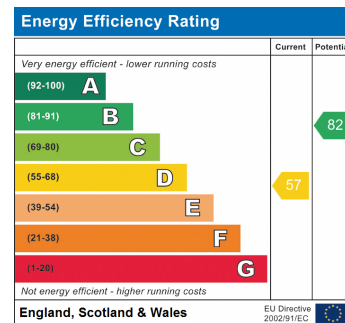


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.