



- Three bedroom house
- Detached
- Single garage
- Driveway to the front & rear
- Cloakroom
- En suite
- Three reception rooms
- No onward chain

47 Martens Meadow, Braintree, Essex. CM7 3LB.

** £325,000 - £350,000 ** Situated at the end of a quiet Cul De Sac within the frequently requested Marks Farm Development, is this extended three bedroom detached house, which offers an array of spacious living accommodation arranged over three reception rooms. The property is offered for sale with no onward chain, offering a stress-free purchase for a variety of prospective purchasers. The ground floor features an entrance hall, cloakroom, kitchen which opens onto a recently added conservatory, playroom/study, and a spacious lounge with French doors out to the rear garden. To the first floor, there are three well-appointed bedrooms with an en suite to the master, and of course the family bathroom.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, double glazed window to front, stairs rising to the first floor, under stairs storage cupboard, doors to;

Cloakroom

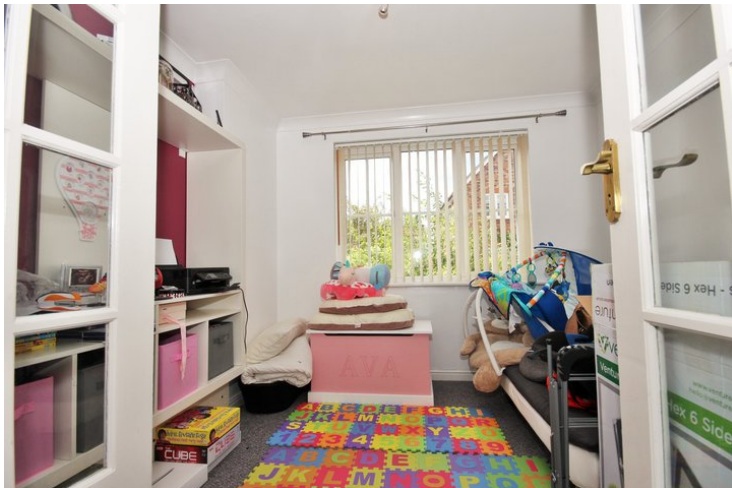
Low-level W/C, wash hand basin with vanity unit underneath, tiled splashback, tiled floor

Lounge



16' 9" x 10' 3" (5.11m x 3.12m) Double glazed window to rear, radiator, double glazed French doors to rear, television point & telephone point, doors to;

Play Room / Dining Room



9' 2" x 9' 0" (2.79m x 2.74m) Double glazed window to front, radiator

Kitchen



14' 9" x 9' 7" (4.50m x 2.92m) Double glazed window to side, tiled floor, matching wall & base units, roll edge worktops, inset sink with drainer unit, tiled splashback, space for range cooker with extractor over, space for appliances, opening to;

First Floor Landing

Bedroom One



13' 4" x 10' 2" (4.06m x 3.10m) Double glazed window to rear, radiator, door to;

En suite

Opaque double glazed window to rear, radiator, low-level W/C, wash hand basin, shower cubicle, part tiled walls, tiled floor

Property Details.

Bedroom Two



9' 10" x 9' 4" (3.00m x 2.84m) Double glazed window to rear, radiator

Bedroom Three



10' 2" x 8' 2" (3.10m x 2.49m) Double glazed window to rear, radiator

Bathroom



Opaque double glazed window to front, heated chrome towel rail, low level W/C, wash hand basin, P shaped bath with shower, part tiled walls, tiled floor

Rear Garden



Mainly laid to lawn, large patio area, enclosed by paneled fencing & brick wall, outside tap & light, rear access via wooden gate

Garage & Parking

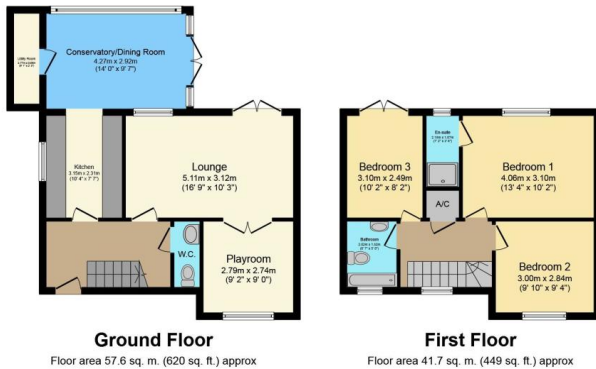
There is a garage to the rear of the property, with parking in front of the garage

Driveway

There is additional parking for one vehicle

Property Details.

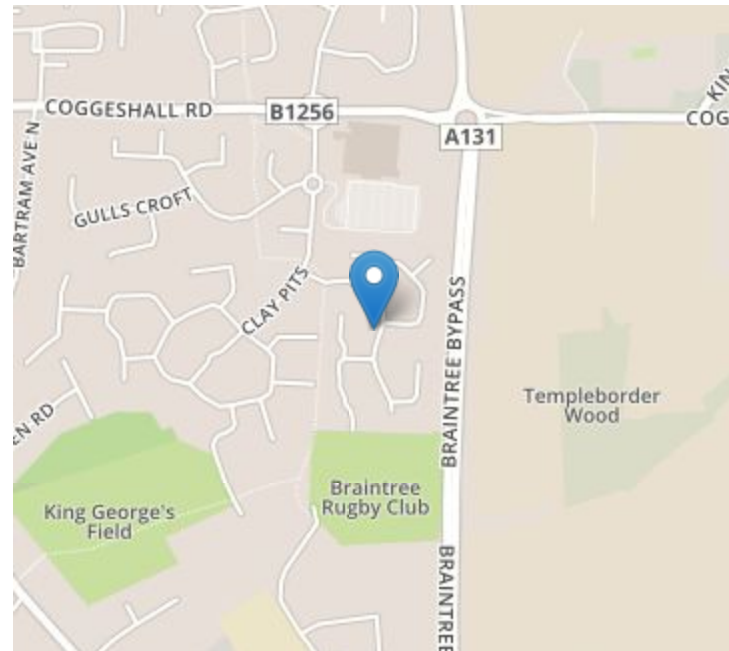
Floorplans



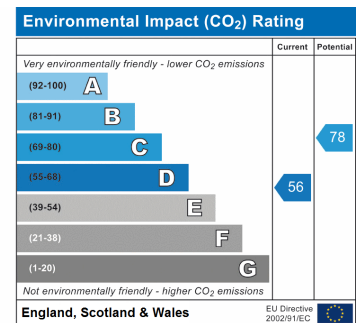
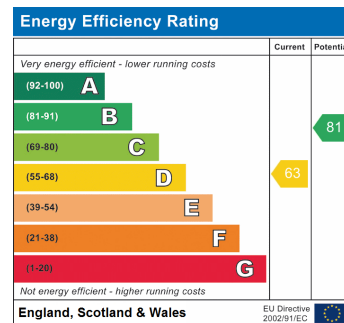
Total floor area 99.3 sq. m. (1,069 sq. ft.) approx

The Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox

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.