



- Four bedroom detached house
- No onward chain
- Three reception rooms
- En suite to master
- Utility
- Study
- Cloakroom
- Double garage & parking
- Short walk to the train station
- Private Cul De Sac position

54 Rushmoor Drive, Braintree, Essex. CM7 1TW.

Forming part of the frequently requested Heathlands Development, which is conveniently situated within close proximity to both the Braintree town centre & the train station, is this well presented four DOUBLE bedroom detached house. Occupying a generous plot within this private Cul De Sac, we feel the property would make an ideal family home for a variety of prospective purchasers, given that both Primary & Secondary schooling are also just a stone's throw away. The ground floor accommodation comprises entrance hall, cloakroom, study, spacious lounge, dining room, conservatory, well-equipped kitchen & a separate utility.



Property Details.

Entrance Hall

Double glazed door to front, Karndeian flooring, radiator, under stairs storage cupboard, stairs to first floor, doors to;

Cloakroom

Karndeian flooring, radiator, opaque double glazed window to front, low-level W/C, wash hand basin, tiled splashback

Lounge

16' 1" x 11' 7" (4.90m x 3.53m) Double glazed window to front, carpeted flooring, television & telephone, fireplace with surround, French doors to;

Dining Room



12' 4" x 10' 9" (3.76m x 3.28m) Carpeted flooring, radiator, doors to;

Conservatory



9' 5" x 10' 9" (2.87m x 3.28m) Tiled flooring, UPVC sealed unit, dwarf wall beneath, double glazed doors to garden;

Study



11' 2" x 7' 7" - MAX (3.40m x 2.31m) Double glazed window to front, radiator, Karndeian flooring, fully fitted study/home office, internet connection

Kitchen



17' 5" x 8' 5" (5.31m x 2.57m) Two double glazed window to rear, Karndeian flooring, matching wall & base units, worktops, inset sink with side drainer unit, tiled splashback, integrated oven & hob with extractor over, integrated fridge/freezer, integrated dishwasher, wall mounted boiler, door to;

Utility

6' 6" x 4' 7" (1.98m x 1.40m) Double glazed door to side, Karndeian flooring, space for washing machine, matching wall & base units, worktops, inset sink with drainer unit

First Floor Landing

Double glazed window to front, radiator, carpeted flooring, door to airing cupboard, loft access (the loft has a ladder, velux window and light fitted)

Property Details.

Bedroom One



13' 0" x 11' 8" (3.96m x 3.56m) Double glazed window to front, radiator, fitted wardrobes, door to;

En suite



Opaque double glazed window to side, en suite with power shower, low level W/C, wash hand basin, shower cubicle, extractor fan

Bedroom Two



12' 2" x 11' 7" (3.71m x 3.53m) Double glazed window to rear, radiator, fitted wardrobes

Bedroom Three

11' 4" x 8' 5" (3.45m x 2.57m) Double glazed window to rear, radiator, fitted wardrobe

Bedroom Four

10' 4" x 8' 0" MAX (3.15m x 2.44m) Double glazed window to front, radiator, fitted wardrobe

Bathroom



Opaque double glazed window to rear, radiator, vinyl flooring, panelled bath with electric shower over, low-level W/C, wash hand basin, tiled walls

Rear Garden



Mainly laid to lawn, paved patio area, shingled borders, enclosed by paneled fencing, outside tap & lighting, power supply, side access via gate, access to the double garage;

Double Garage

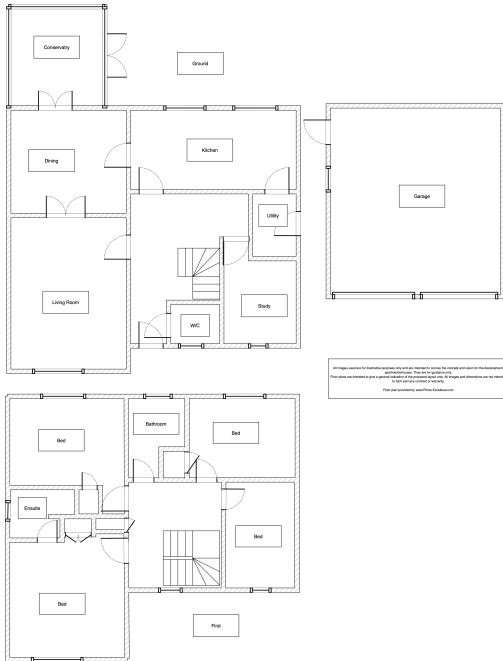
Up & over doors, eves storage, window to side, power & lighting

Driveway

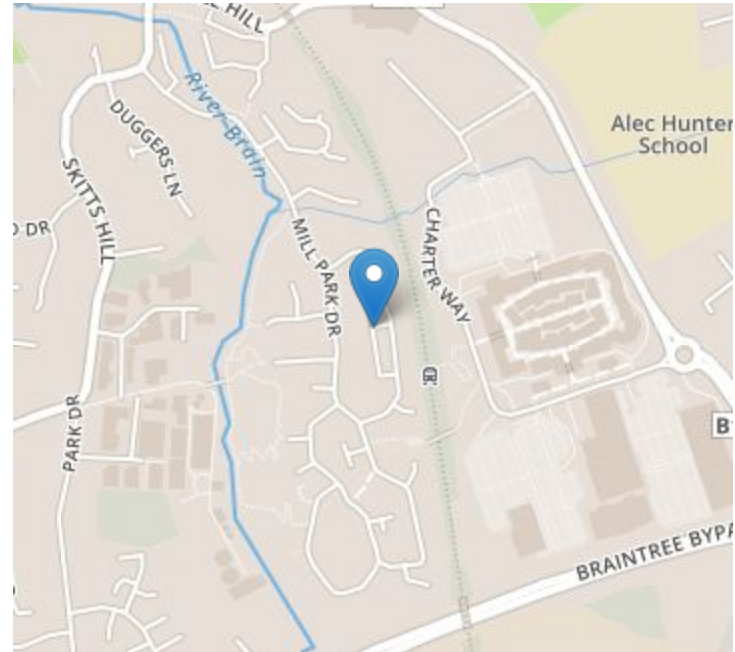
There is a private driveway that provides off road parking for 4 plus vehicles

Property Details.

Floorplans



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.