



- Detached Four Bedroom Family Home
- Three Reception Rooms
- Great Notley Garden Village
- Utility & Cloakroom
- Overlooking An Attractive Greensward
- Private Rear Garden
- Garage & Ample Off Road Parking
- Sought After Area
- Cloak Room, En suite & Family Bathroom

35 Wainwright Avenue, Braintree, Essex. CM77 7LJ.

A four double bedroom detached property, featuring three reception rooms, a garage and carport and two bathrooms and a cloakroom. This beautiful home has spacious accommodation as well as offering a private rear garden. The ground floor features an entrance hall that provides access to the first floor, lounge, dining room, study, kitchen, utility room and cloakroom. On the first floor, you will find the master suite which includes an en suite shower room, three further double bedrooms and the family bathroom. Outside, the property is further enhanced by having a private rear garden with access into the rear of the garage which would be ideal as an outside study/ hobby room.



Property Details.

Entrance Hall

Part glazed entrance door, double glazed window to left side, laminate flooring, radiator, under stairs storage, stair flight to first floor, smooth ceiling and access into;

Lounge



17' 8" x 12' 5" (5.38m x 3.78m) Double glazed window to front aspect, double glazed french doors to rear, carpet flooring, radiator, fireplace, TV point, smooth ceiling.

Dining Room



16' 4" x 9' 7" (4.98m x 2.92m) Double glazed window to front and side aspect, laminate wood-effect flooring, radiator, smooth ceiling.

Study



8' 6" x 8' 3" (2.59m x 2.51 m) Double glazed window to side, laminate wood-effect flooring, radiator, smooth ceiling.

Kitchen



13' 10" x 12' 0" (4.22m x 3.66m) Double glazed windows to both side aspects, french doors to side aspect, vinyl flooring, range of matching wall & base units, tiled splash back, one and a half stainless steel sink with mixer tap, integrated double oven, 4 ring gas hob, extractor hood, integrated fridge/freezer, space for dishwasher, radiator, smooth ceiling.

Utility Room

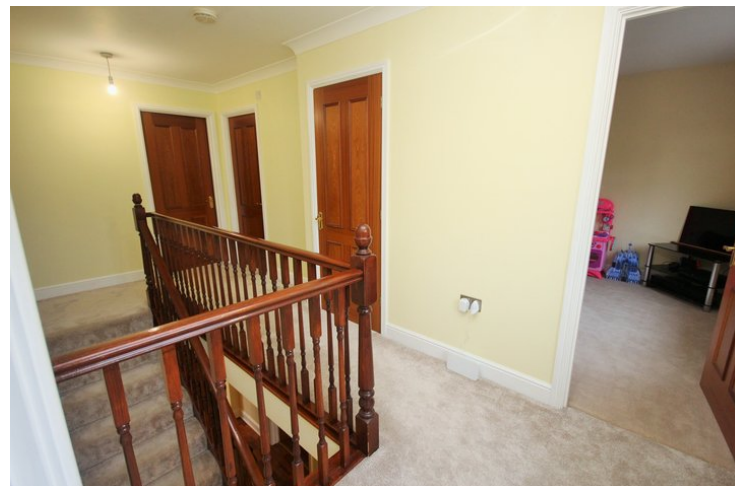


6' 10" x 6' 9" (2.08m x 2.06m) Part glazed patio door, vinyl wood-effect flooring, range of matching wall & base units, tiled splash back, stainless steel sink with mixer tap, space for washing machine & tumble dryer, wall mounted boiler, smooth ceiling.

Cloakroom

Double glazed obscure window to side aspect, vinyl wood-effect flooring, radiator, low level WC, hand wash basin inset to vanity unit, smooth ceiling.

First Floor Landing



Double glazed window to front aspect, carpet flooring, radiator, loft access, airing cupboard, smooth ceiling and access into all four bedrooms and family bathroom.

Property Details.

Master Bedroom



15' 7" x 13' 5" (4.75m x 4.09m) Double glazed windows to both side aspects, carpet flooring, radiator, built in wardrobes, smooth ceiling.

Bedroom Three



12' 5" x 7' 2" (3.78m x 2.18m) Double glazed window to front aspect, carpet flooring, radiator, built in wardrobes, smooth ceiling.

En-suite



Double glazed velux window to side aspect, fully tiled walls and flooring, low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, smooth ceiling.

Bedroom Four

10' 3" x 10' 1" (3.12m x 3.07m) Double glazed windows to front & side aspect, carpet flooring, radiator, smooth ceiling.

Family Bathroom



Double glazed obscure window to side aspect, fully tiled walls and flooring, low level WC, vanity hand wash basin, walk in shower cubicle, bath with shower attachment, heated towel rail, smooth ceiling.

Bedroom Two



9' 11" x 10' 6" (3.02m x 3.20m) Double glazed window to rear aspect, carpet flooring, radiator, built in wardrobes, smooth ceiling.

Frontage

The property is approached via a pathway to the front door, enclosed by iron railings.

Rear Garden



A private and enclosed rear garden commencing with a large decking area, remainder laid to lawn with shrubbery borders, side access gate, door to garage/storage room.

Garage and Parking

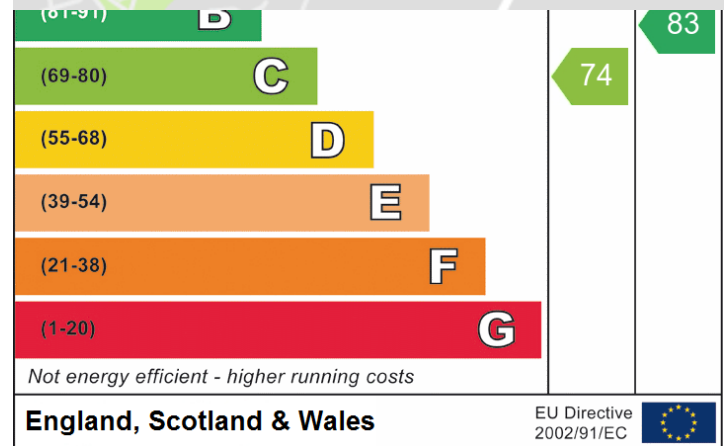
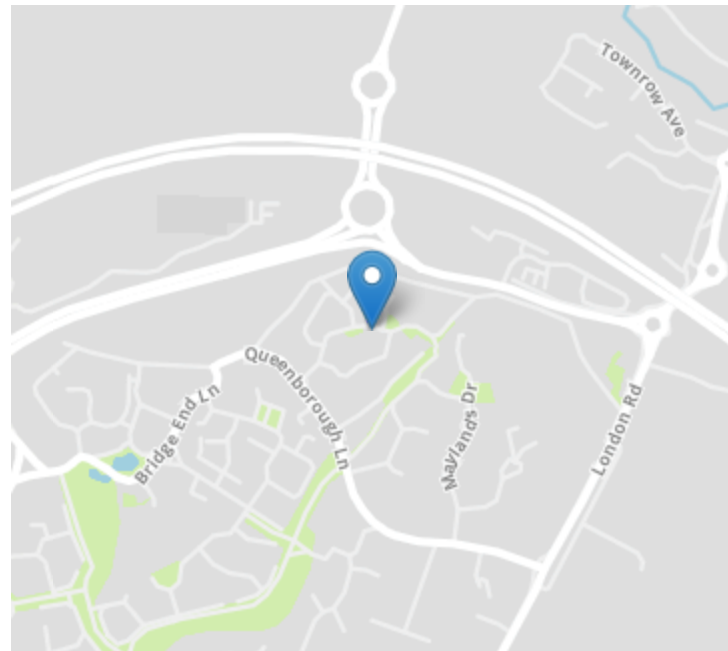
Driveway parking for vehicles in carport, leading to garage, fitted with power, lighting and up and over door. Additional storage is located at the rear of the garage with access door from the garden.

Property Details.

Floorplans



Location



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.