



- Heathlands development
- En-suite shower room
- Conservatory
- Three double bedrooms
- Modern kitchen

**56 Rushmoor Drive, Braintree, Essex.
CM7 1TW.**

Guide Price £330,000 - £340,000 Situated on the popular Heathlands development to the south of Braintree is this three double bedroom detached family home. Positioned in a quiet cul-de-sac. Internally the property offers great sized accommodation throughout, to the ground floor you will find a lounge/diner, recently refitted Kitchen, Conservatory which has recently had a cosy roof installed making it a great addition that can be enjoyed all year round and a cloakroom. On the first floor there are three double bedrooms all with build in wardrobes, family bathroom and ensuite shower room to the master.



Property Details.

Ground Floor

Entrance Hall

Solid wood flooring, window to side, radiator, stairs to first floor.

Coloakroom

Low level WC, vanity wash hand basin, solid wood flooring, obscured glazed window to side.

Lounge/Diner



5.84m > 5.30m x 5.13m (19' 2" > 11' 6" x 16' 10") Solid wood flooring, windows to side & rear, radiator, under stairs storage cupboard, French doors into:

Conservatory



3.65m x 3.91m (12' 0" x 12' 10") Laminate wood flooring, range of windows & French doors leading to the rear garden. radiator.

Kitchen



2.43m x 3.14m (8' 0" x 10' 4") Refitted kitchen comprising of a range of matching high gloss wall and base units with work surfaces & matching upstands, integral fridge/freezer, washing machine and double oven with four ring gas hob and extractor over, one and a half bowl sink unit with mixer tap & drainer inset to worktop, window to rear, wall-mounted and enclosed gas boiler, down lights and under counter lighting.

First Floor

Landing

Window to side, Loft access to partially boarded loft space.

Bedroom One



3.48m x 3.49m (11' 5" x 11' 5") Window to rear, radiator, range of fitted wardrobes.

EnSuite

Low level WC, pedestal wash hand basin, shower enclosure, vinyl flooring, obscure glazed window to rear, radiator.

Property Details.

Bedroom Two



3.01m x 3.05m (9' 11" x 10' 0") Window to front, radiator, fitted wardrobes.

Bedroom Three



2.28m x 3.48m (7' 6" x 11' 5") Window to front, radiator, fitted cupboard.

Bathroom



A three piece suite consisting of panel bath, low level WC and pedestal wash hand basin, vinyl flooring, obscure glazed window to rear.

Outside

Front Of Property

Pathway to front entrance door.

Garage and Driveway

Single garage with power and lighting connected, up & over door, eaves storage, block paved driveway which provides parking for up to two vehicles.

Rear of Property



The well maintained rear garden commences with a paved patio area, the remainder is laid to lawn with flower and scrub borders, enclosed by panel fencing, side access gate, door into garage.

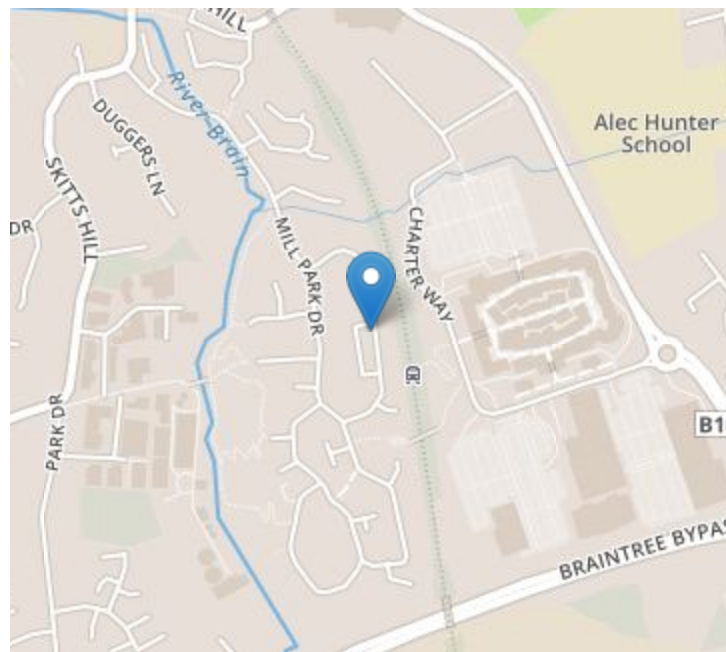
Property Details.

Floorplans

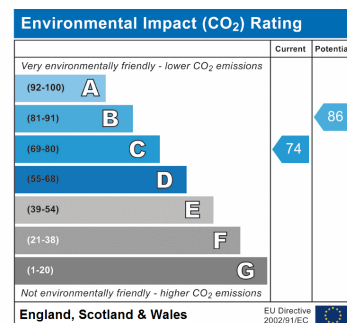
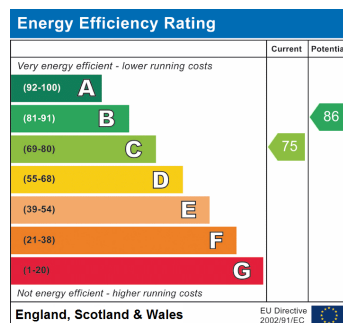


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.