



- Three / Four Bedrooms
- Large Conservatory
- Wet Room
- En- Suite
- Rear Garden
- Double Carport
- No Chain
- Cloakroom

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

** Guide Price £290,000 - £300,000 ** Situated down a quiet turning on the ever popular Marks Farm Development, which is conveniently positioned within close proximity to the railway station, a selection of local shops, Primary & Secondary Schooling and the A120, sits this three bedroom detached family home. The property itself has been vastly improved since it was originally built, with the addition of a large conservatory which is currently being used as a dining room and the garage has also been part converted into a very useful fourth bedroom or likewise a study.



Property Details.

Entrance Hall

Double glazed entrance door leading to the entrance hall tiled flooring.

Cloakroom

Extractor fan, 2 piece white suite comprising low level WC, pedestal wash hand basin, radiator, vinyl flooring.

Lounge



18' 0" x 11' 0" (5.49m x 3.35m) Double glazed window to front, radiator, stairs rising to the first floor built-in under stair storage cupboard housing boiler and a further storage cupboard, tiled flooring.

Kitchen



14' 0" x 9' 6" (4.27m x 2.90m) Double glazed sliding patio doors to conservatory double glazed window to conservatory, marble work surfaces with inset sink unit range of fitted units, space for all appliances, tiled flooring, radiator.

Conservatory



19' 8" x 13' 7" (5.99m x 4.14m) Double glazed french doors to garden, range of double glazed windows and double glazed panels, water tap, tiled flooring with underfloor heating, power and light, double glazed door to carport and garage and double glazed door leading to reception / 4th bedroom.

Reception /Bedroom 4

11' 4" x 7' 8" (3.45m x 2.34m) This room has been sound proofed with tiled flooring, door to garage and skylight window.

Property Details.

Landing

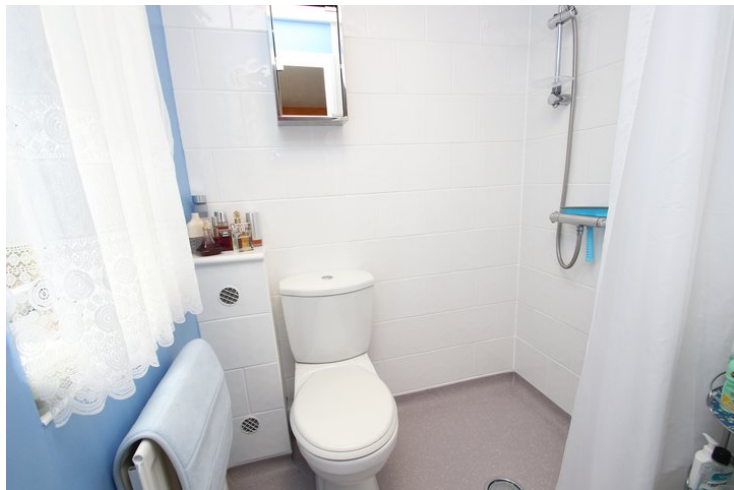
Access to loft space

Bedroom One



11' 7" x 8' 4" (3.53m x 2.54m) Two double glazed windows to front, radiator, range of fitted and built-in wardrobes.

En-Suite



Obscure double glazed window to front, low level WC, corner wall mounted wash hand basin, walk-in shower, radiator, part tiled walls, extractor fan.

Bedroom Two



11' 8" x 7' 9" (3.56m x 2.36m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three

8' 6" x 5' 0" (2.59m x 1.52m) Double glazed window to rear, radiator, built-in wardrobes.

Wet Room

Obscure double glazed window to side three piece suite comprising low level WC, pedestal wash hand basin, radiator, walk-in shower, part tiled walls.

Garden



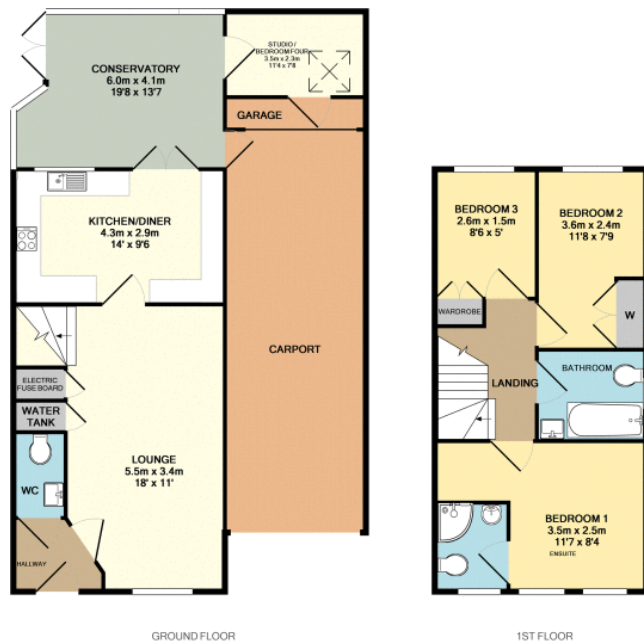
Commences with a patio area with remainder being laid to lawn with flower and shrub borders, garden shed to remain, side access.

Garage/ Store room

With an up and over door the garage is now storage only.

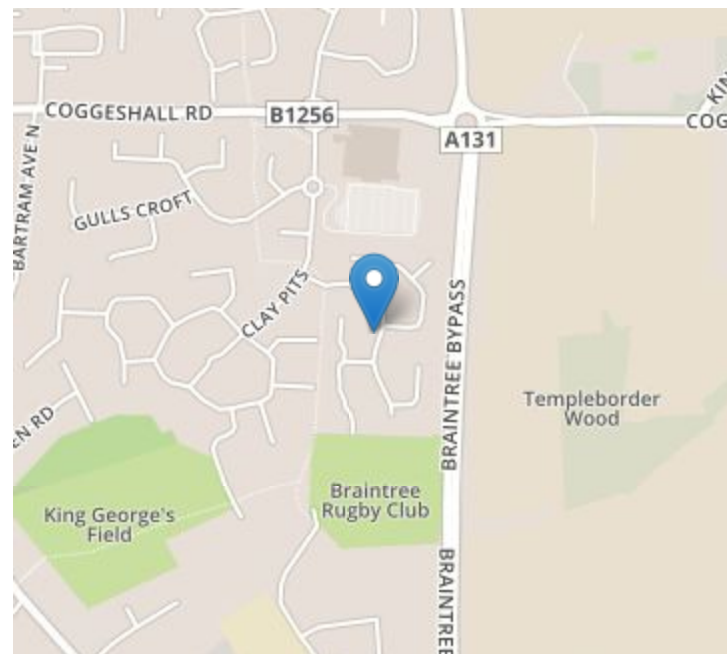
Property Details.

Floorplans

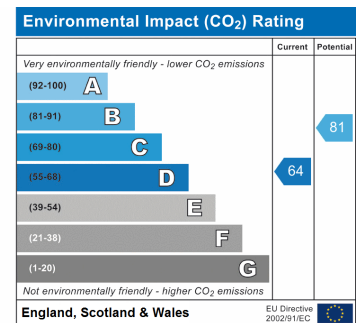
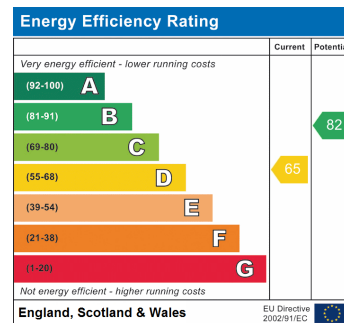


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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