



- Three bedroom house
- Semi detached
- Garage & off road parking
- Cloakroom
- En suite to master
- Popular Marks Farm Development
- Easy access to the A120
- Spacious lounge/Diner

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

Guide Price £290,000 - £300,000 Forming part of the ever popular Marks Farm Development, which is conveniently positioned within close proximity to the A120 & a variety of local shops and amenities, is this deceptively spacious three bedroom semi-detached house. New to the market, the property is offered for sale in good decorative order throughout, making this an ideal family home for a variety of prospective purchasers. The internal accommodation comprises entrance hall which provides access to the first floor, cloakroom, spacious 24' living room/diner, kitchen, three well-appointed bedrooms with an en suite shower room to the master, and of course the family bathroom. Outside, the property is further enhanced by having a secluded & well maintained rear garden, single garage, and off-road parking. Please call Michaels Property Consultants for further details.....



Property Details.

Entrance Hall

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

Cloakroom

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

Lounge/Diner



24' 4" x 10' 3" (7.42m x 3.12m) Textured ceiling, radiator, double glazed window to rear, double glazed patio doors to rear, television & telephone point, carpeting flooring

Kitchen



7' 6" x 10' 7" (2.29m x 3.23m) Textured ceiling, radiator, double glazed window to front, door to pantry, matching wall & base units, worktops, inset sink with drainer unit, tiled splashback, integrated oven & hob with extractor over, space for appliances

First Floor Landing

Textured ceiling, radiator, loft access, double glazed window to front

Bedroom One



10' 9" x 9' 7" (3.28m x 2.92m) Textured ceiling, double glazed window to rear, radiator, door to;

En suite



Textured ceiling, radiator, low level W/C, hand wash basin, shower cubicle which is fully tiled, extractor

Property Details.

Bedroom Two



9' 5" x 10' 5" (2.87m x 3.17m) Textured ceiling, double glazed window to rear, radiator

Bedroom Three



8' " x 7' 2" (NaNm x 2.18m) Textured ceiling, radiator, Double glazed window to front

Bathroom



Textured ceiling, radiator, opaque double glazed window to front, low-level W/C, hand wash basin, paneled bath, part tiled walls

Rear Garden



Mainly laid to lawn, patio area, enclosed by paneled fencing, side access via wooden gate, outside tap

Garage

Single garage with up & over door, power & lighting, eves storage

Frontage

There is an attractive and well maintained front garden. (this could facilitate further parking)

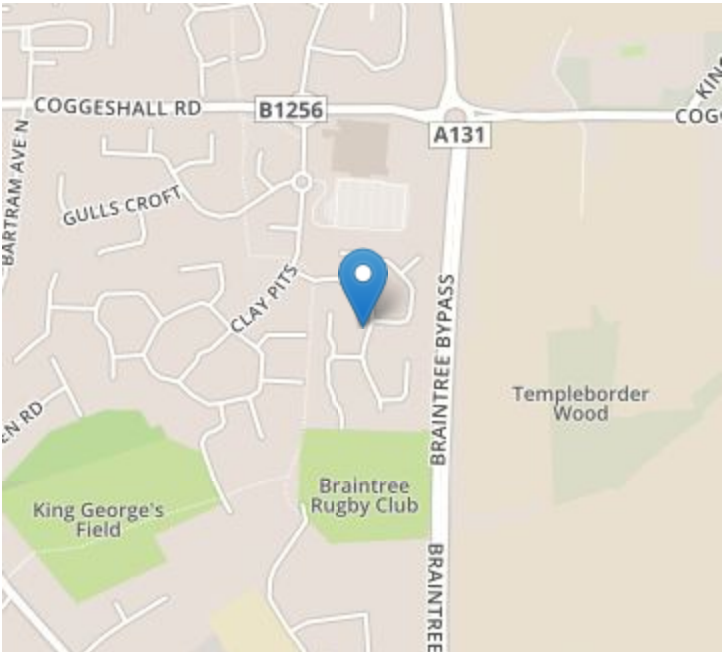
Property Details.

Floorplans

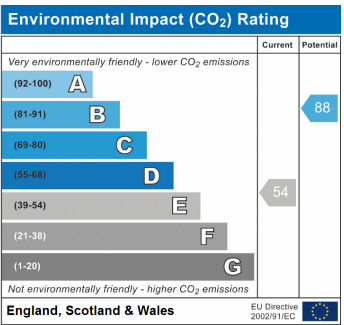
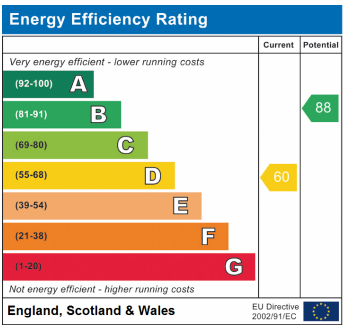


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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