



- Detached House
- Three Bedrooms
- Corner Plot
- Extended
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Off Road Parking

Hawkins Way, Braintree, Essex. CM7 9TD

** Guide Price £285,000 - £300,000 **

Situated on the popular Fairview development is this extended three bedroom detached house occupying a pleasant corner plot with the potential for future development. (subject to planning permission) The property is presented to a good standard internally and some highlights include; three sizeable reception rooms, a kitchen / breakfast room, a ground floor cloakroom, three well appointed bedrooms and a family bathroom. Outside there is a good sized rear garden with a separate patio area and a driveway providing off road parking for three vehicles. This ideal family home is also positioned within easy reach of the Great Bradfords Junior School, both the A120 and the A131 and also many of the local amenities. An early internal inspection is strongly advised.....



Property Details.

Entrance Hall

Textured ceiling, Radiator, Double glazed door to front, telephone point

Ground floor cloakroom

Textured ceiling, Low level W/C, Hand wash basin, Part tiled walls, Vinyl flooring, Heated towel rail

Lounge

13' 06" x 18' 04" (4.11m x 5.59m) Textured ceiling, Radiator, Sliding doors to conservatory, Television point

Dining room

10' 03" x 12' 0" (3.12m x 3.66m) Textured ceiling, Double glazed window to front, Radiator

Kitchen

10' 06" x 11' 03" (3.20m x 3.43m) Textured ceiling, Radiator, Double glazed window to rear, UPVC door to rear, Range of wall and base units, Roll top work surfaces, Stainless steel sink with inset drainer, Tiled splash back, laminate tiled flooring, Integrated oven, Hob, Extractor hood over, Plumbing for washing machine and Dishwasher

Conservatory

11' 09" x 8' 05" (3.58m x 2.57m) Dwarf wall beneath, Double glazed windows to rear and side, French doors to rear, Tiled floor

Bedroom 4 / Reception room

12' 08" x 7' 08" (3.86m x 2.34m) Smooth ceiling, Double glazed window to front, Radiator, Television point

First floor landing

Textured ceiling, Loft access

Bedroom 1

13' 0" x 10' 09" (3.96m x 3.28m) Textured ceiling, Double glazed window to front, Radiator, Television point

Bedroom 2

10' 09" x 9' 11" (3.28m x 3.02m) Textured ceiling, Double glazed window to rear, Radiator

Bedroom 3

9' 09" x 7' 08" (2.97m x 2.34m) Textured ceiling, Double glazed window to front, Radiator, Door to Airing cupboard

Bathroom

Textured ceiling, Opaque window to rear, Heated chrome towel rail, Hand wash basin and vanity unit, Low level W/C, Panelled bath with shower over, part tiled wall, Vinyl flooring

Rear garden

Mainly laid to lawn, Patio area, Gate to side of the property, Shed to remain, Outside tap

Front garden

Concrete driveway to the front of the property, Separate lawn area, Gate to side