



- Three bedroom house
- Link detached
- Great Notley Garden Village
- Cloakroom
- En suite to master
- Two reception rooms
- Garage & Off road parking for 3 vehicles
- Well presented throughout

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

** Guide Price £335,000 - £350,000 **

Forming part of the frequently requested Great Notley District of Braintree, is this well presented and deceptively spacious three bedroom link detached house, occupying a private mews position. New to the market and offered for sale in excellent condition, we feel the property would make an ideal family home for a variety of prospective purchasers, given the close proximity to both Primary & Secondary Schooling. The property features an entrance hall, cloakroom, well-appointed lounge, separate dining room, fitted kitchen, three sizeable bedrooms with an en suite to the master, and of course the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, single garage, and a private driveway that provides off road parking for three vehicles. For further details, please call Michaels Property Consultants today.....



Property Details.

Entrance Hall

Entry door to front, radiator, Karndean flooring, under stairs storage cupboard, stairs to first floor

Cloakroom

Opaque double glazed window to side, radiator, Karndean flooring, low-level W/C, wash hand basin

Lounge



11' 2" x 15' 2" (3.40m x 4.62m) Double glazed bay window to front, radiator, carpeted flooring, television & telephone point, French doors to;

Dining Room



12' 5" x 8' 7" (3.78m x 2.62m) Double glazed patio doors to rear, Karndean flooring, radiator

Kitchen



12' 6" x 9' 2" (3.81m x 2.79m) - MAX - Double glazed window to rear, door to pantry, double glazed door to rear, Karndean flooring, matching wall & base units with worktops over, inset sink with drainer unit, tiled splashback, integrated double oven, hob with extractor over, integrated fridge/freezer, space for appliances

First Floor Landing

Double glazed window to side, radiator, loft access, door to airing cupboard

Bedroom One



11' 0" x 10' 8" (3.35m x 3.25m) Double glazed window to front, radiator, fitted wardrobes, door to;

Property Details.

En suite



Heated chrome towel rail, low-level W/C, wash hand basin, extractor fan, shower cubicle which is fully tiled, tiled walls, tiled floor

Bedroom Two



8' 9" x 12' 8" (2.67m x 3.86m) - MAX - Double glazed window to rear, radiator, fitted wardrobes

Bedroom Three

9' 6" x 7' 2" (2.90m x 2.18m) Double glazed window to rear, radiator, fitted wardrobe

Bathroom



Opaque double glazed window to front, heated chrome towel rail, low-level W/C, wash hand basin, paneled bath with shower over, tiled walls, tiled floor

Rear Garden



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

Garage

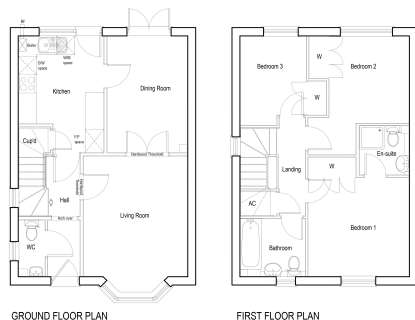
There is a single garage with up & over door

Parking

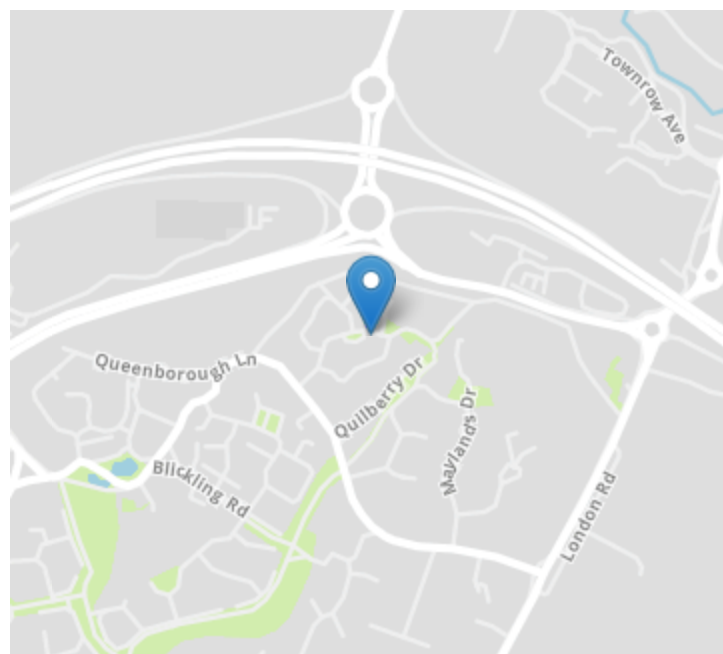
There is off-road parking for three vehicles in front of the garage

Property Details.

Floorplans



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.