



- New Development
- Four Bedrooms
- Downstairs Cloakroom
- En Suite To Master
- Private Driveway
- Garage
- Modern Family Home
- First Class Order Throughout

### Samuel Courtauld Avenue, Braintree, Essex. CM7.

Situated in a quiet road as part of a new development and presented in first class order throughout, is this four bedroom family home. The downstairs offers a cloakroom, family living room and a modern kitchen/breakfast room with French doors leading to the garden. To the first floor you have the benefit of four bedrooms to choose from with the master offering an en-suite, there is also a family bathroom. Outside of the property benefits from a spacious garden and you're own private driveway which leads you down to the garage where you also have side access from the garden. Please call the team at Michael's today and book your viewing appointment on this wonderful, modern family home.



# Property Details.

## Ground Floor

### Entrance

Double glazed entrance door to:

### Entrance Hallway

Understairs storage cupboard, radiator, laminate flooring, alarm system, stairs to first floor, door to:

### Lounge



16' 5" x 10' 1" (5.00m x 3.07m)

Double glazed window to front and side, two radiators, laminate flooring

### Downstairs Cloakroom

Obscure double glazed window to rear, low level WC, pedestal hand wash basin

## Kitchen/Breakfast Room



16' 5" x 8' 7" (5.00m x 2.62m)

Inset sink unit with right hand drainer, working surfaces to side with a range of wall mounted units with further drawers and cupboards under, integrated oven hob and extractor, fitted fridge/freezer, dishwasher and washing machine, radiator, double glazed window to front, double glazed French doors to rear garden

## First Floor

### First Floor Landing

Carpet, radiator, airing cupboard, access to loft

### Bedroom One



16' 6" x 10' 4" (5.03m x 3.15m)

Double glazed window to front and side, built in wardrobe, door to en suite

# Property Details.

## En Suite



Low level WC, pedestal hand wash basin, shower cubicle, heated towel rail, obscure double glazed window to front, tiled walls

## Bathroom



Low level WC, pedestal hand wash basin, panelled bath, heated towel rail, obscure double glazed window to rear

## Bedroom Two



9' 6" x 10' 0" (2.90m x 3.05m)  
Double glazed window to side, radiator

## Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m)  
Double glazed window to side and front, radiator

## Bedroom Four

8' 4" x 5' 6" (2.54m x 1.68m)  
Double glazed window to rear, radiator

## Outside

### Front

To the front of the property there is a private drive leading down to your own driveway which leads to the garage

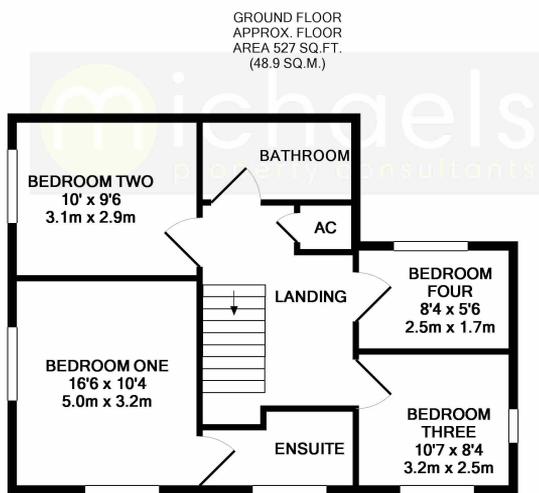
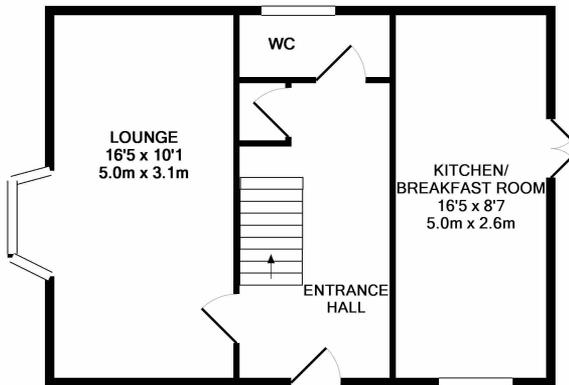
### Rear Garden



The rear garden commences with paved patio area, garden mainly laid to lawn with flower and shrub borders, enclosed by fencing and retaining brick wall, side gate giving access to garage

# Property Details.

## Floorplans



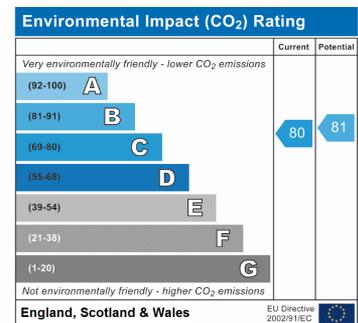
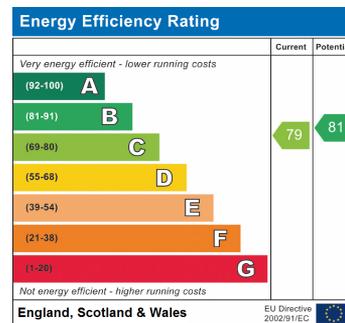
TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 SQ.M.)

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.

