



- Three bedroom house
- Link detached
- Carport & Parking for 3 vehicles
- Cloakroom
- En suite to master
- Kitchen / Diner
- Easy access to the town centre
- Gas central heating

105 Nottage Crescent, Braintree, Essex. CM7 2TF.

** Guide Price £275,000 - £285,000 ** A deceptively spacious well-presented three bedroom home forming part of this family orientated modern development, which is conveniently positioned within easy reach of Braintree's vibrant town centre and the railway station, which offers branch line links to London Liverpool Street. The internal accommodation comprises lounge/dining room which provides access to the rear garden, fitted kitchen, ground floor cloakroom, three well-appointed bedrooms with an En-suite to master, and a family bathroom. Outside the property is further enhanced by having a well-maintained rear garden, carport, and off-street parking for 3 vehicles.



Property Details.

Ground floor

Entrance Hall

Double glazed door to front stairs to the first floor. Wood laminate flooring. Radiator.

Cloakroom

Suite comprising low level WC, wash hand basin. Radiator. Extractor fan.

Lounge/Diner



15'8 x 11'1. Wood laminate flooring, radiator, patio doors to the rear.

Kitchen



8'11 x 8'10. Fitted with a range of base units incorporating cutlery drawers, matching wall cupboards over stainless steel single drainer sink, work surfaces over, recess and plumbing for washing machine. Integrated fridge/freezer, four ring gas hob with extractor fan over, oven and grill under, wall mounted gas fired boiler, double glazed window to rear.

first floor

Split Landing

Double glazed window to rear, radiator, airing cupboard housing the hot water cylinder.

Bedroom One



15'2 x 12'. Radiator, double glazed window to front.

Property Details.

En-Suite

Comprising fully tiled shower cubicle, low level WC, wash hand basin, tiled floor, double glazed window to rear.

Bedroom Two



15'8 x 9'1. Radiator. Double glazed window to rear.

Bedroom Three



12' x 9'3 reducing to 5'10, Double glazed window to front, radiator.

Bathroom



Panel bath, low level WC, pedestal wash hand basin. Tiled floor. Extractor fan.

Outside

Front

Carport for two to three vehicles. storage cupboard with power and light connected.

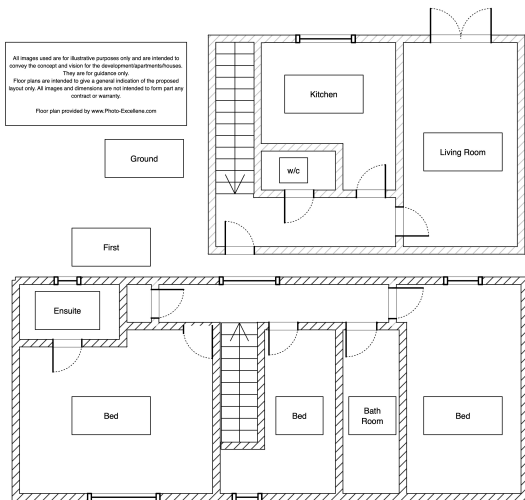
Rear



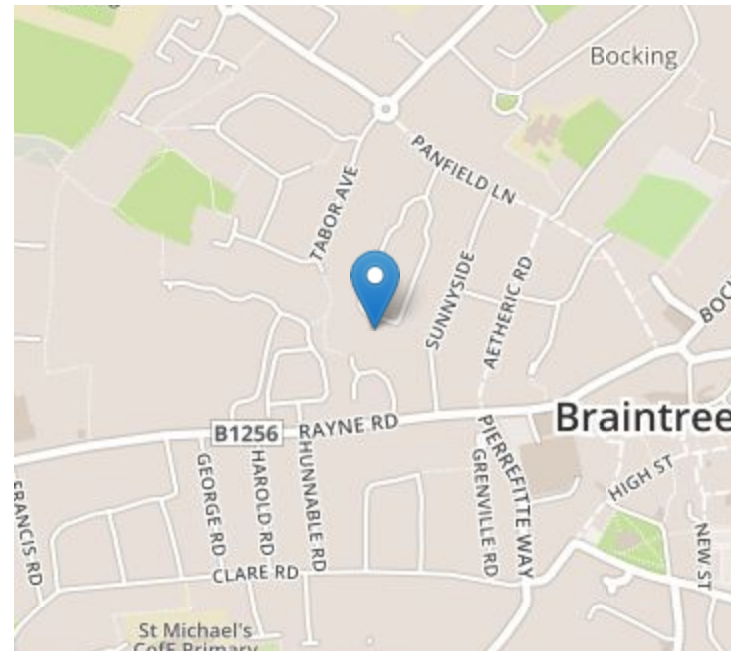
The garden is laid to lawn, panel enclosed fencing, various flower and shrub display borders. Further recess with timber shed, all enjoying a southerly aspect. Latched gate provides access to the covered

Property Details.

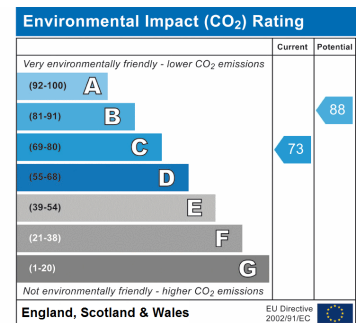
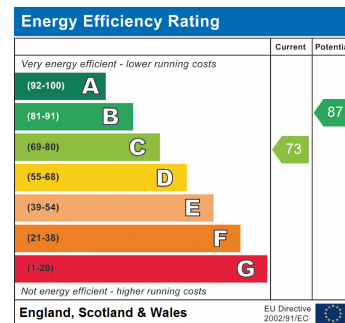
Floorplans



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.