



- Three bedroom detached house
- Converted garage
- Cloakroom
- Recently refitted kitchen
- En suite to master
- Driveway for two vehicles
- South Braintree
- Easy access to the A131

23 Grayling Close, Braintree, Essex. CM7 1WW.

Forming part of the ever sought after Tortoiseshell Way Development which is situated South of the Braintree town centre, is this well presented & deceptively spacious three bedroom detached house. The property comes to the market in excellent condition throughout, offering a low maintenance family home for a variety of prospective purchasers. The ground floor accommodation features an entrance porch, a cloakroom, a light & airy sitting room with stairs to the first floor, a recently refitted kitchen, and a UPVC conservatory. On the first floor, there are three well-appointed bedrooms with an en suite shower room to the master, and the family bathroom. Outside, the property is further enhanced by having a low maintenance rear garden, a single garage that has recently been converted to offer more living accommodation, and a driveway that provides off road parking for two vehicles.



Property Details.

Entrance Porch

Window to side, leading to sitting room;

Cloakroom



Low-level WC, hand wash basin, radiator, double glazed window to side.

Sitting Room



14' 0" x 13' 2" (4.27m x 4.01m) Double glazed window to front and side, coving, wood effect flooring, radiator, opening to kitchen, stairs to the first floor.

Kitchen



13' 3" x 8' 10" (4.04m x 2.69m) Matching range of eye and base level units, inset stainless steel sink with side drainer, electric oven and hob with extractor over, feature tiled splashbacks, wood effect flooring, space for appliances, double glazed window to rear, radiator, double glazed french doors leading to conservatory

Conservatory



11' 2" x 10' 3" (3.40m x 3.12m) Double glazed windows to all aspects, french doors leading to rear garden, wood effect flooring.

First Floor Landing

Airing cupboard, loft access.

Property Details.

Bedroom One



10' 8" x 8' 4" (3.25m x 2.54m) Double glazed window to rear, built-in wardrobes, radiator, door leading to en suite;

Bedroom Three



8' 7" x 5' 8" (2.62m x 1.73m) Double glazed Velux window to front, radiator, wood effect flooring.

En suite



Low-level WC, hand wash basin, single shower cubicle, double glazed window to rear, radiator.

Bathroom

Low-level WC, hand wash basin, bath with shower over, heated towel rail, Velux window to rear.

Converted Garage

The single garage has been converted into additional living accommodation with power connected.

Frontage

Pathway leading to the entrance door, driveway parking for 2 cars, access to the garage.

Rear Garden



The rear garden commences with a paved patio, enclosed by panelled fencing, outside tap & lighting, side access via a wooden gate, door to garage.

Bedroom Two



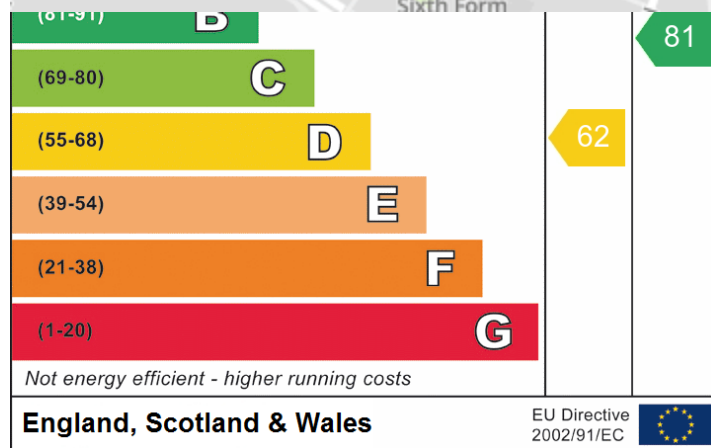
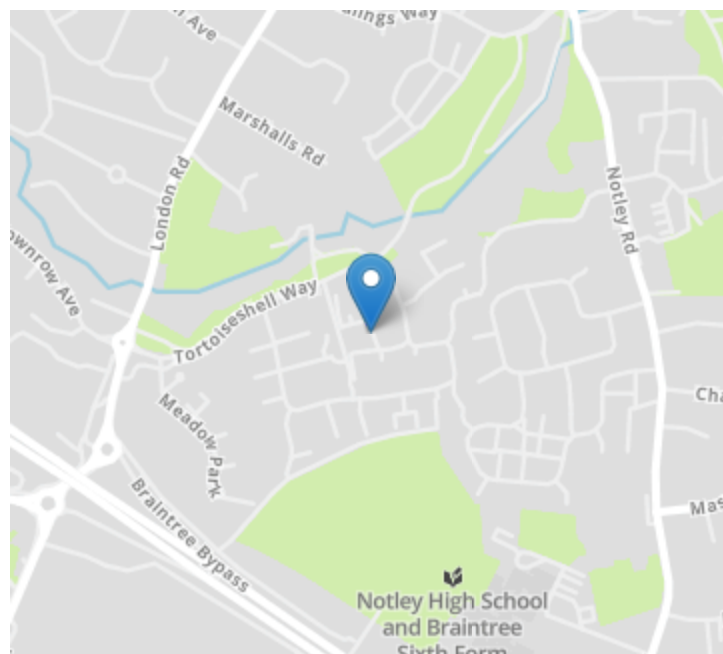
10' 2" x 9' 7" (3.10m x 2.92m) Double glazed window to front, built-in wardrobe, radiator, wood effect flooring.

Property Details.

Floorplans



Location



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.