



- Three bedroom house
- Fully detached
- Corner plot
- Garage & Parking
- Short walk to the Train Station
- En suite to master
- New fitted kitchen
- Two spacious reception rooms

**29 Sedgefield Way, Braintree, Essex.
CM7 1XB.**

Forming part of this family orientated development, which is situated within short walking distance of both the Braintree Town Centre & the Train Station, is this well presented three DOUBLE bedroom detached house. The current owner of this impressive property has recently replaced the kitchen and decorated throughout, offering a low maintenance family home for a variety of prospective purchasers. The internal accommodation comprises entrance hall, cloakroom, spacious double aspect lounge, dining room, and the refitted kitchen. To the first floor, there are three well-appointed double bedrooms with an en suite to the master, and of course the family bathroom. Outside, the property is further enhanced by sitting on an attractive & well-maintained corner plot, garage which has been converted into a gymnasium, and a driveway which provides off-road parking for two vehicles. New to the market, an early internal viewing is strongly advised.....



Property Details.

Entrance Hall

Part glazed door to front, radiator, double glazed window to side, wood effect laminate flooring, stairs to the first floor

Cloakroom

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

Lounge



17' 3" x 11' 0" (5.26m x 3.35m) Double glazed window to front, feature fireplace with ornate surround, television & telephone point, double glazed French doors to rear

Dining Room



9' 4" x 11' 1" (2.84m x 3.38m) Double glazed window to front, radiator, under stairs storage cupboard, door to;

Kitchen



12' 4" x 8' 1" (3.76m x 2.46m) Double glazed window & door to rear, matching high gloss wall & base units, wood effect worktops, inset stainless steel sink, wood effect laminate flooring, space for range cooker with extractor hood over, wine cooler, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated microwave

First Floor Landing

Double glazed window to rear, door to airing cupboard

Bedroom One



12' 2" x 11' 2" (3.71m x 3.40m) Double glazed window to rear, radiator, door to;

Property Details.

En suite



Opaque double glazed window to front, radiator, low-level W/C, hand wash basin, extractor fan, double walk-in shower, tiled walls & floor

Bedroom Two



10' 2" x 8' 10" (3.10m x 2.69m) Double glazed window to rear, radiator

Bedroom Three



9' 3" x 9' 1" (2.82m x 2.77m) Double glazed window to front, radiator, built-in wardrobe

Bathroom

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

Rear Garden



Mainly laid to lawn, large patio area, side access via wooden gate, summerhouse to remain, outside tap & lighting, enclosed by paneled fencing, access to the garage

Garage

Single garage with up & over door

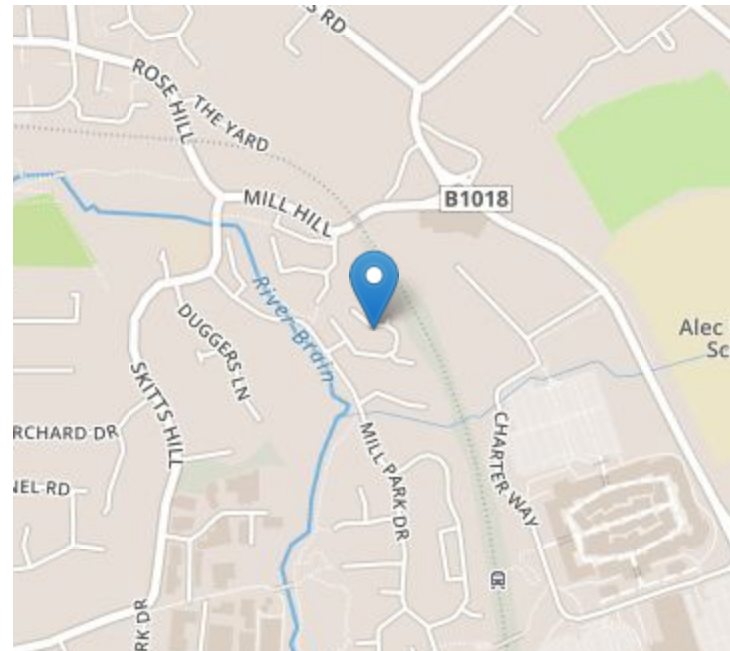
Parking

Block paved driveway which provides off road parking for two vehicles

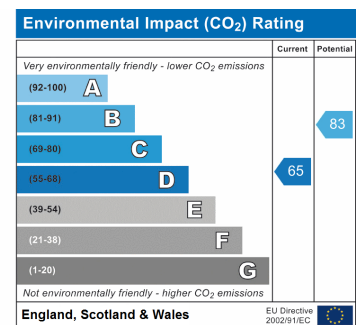
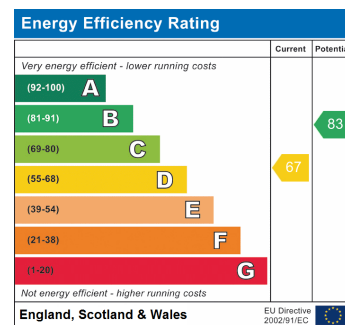
Property Details.

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.