



- Four bedroom house
- Garage & off road parking
- Two en suite shower rooms
- Marks Farm Development
- Three reception rooms
- Recently refitted kitchen
- Utility
- Cloakroom
- Well presented throughout
- Lyons Hall School catchment

46 Lammas Drive, Braintree, Essex. CM7 3LQ.

** Guide Price £350,000 - £375,000 ** Forming part of the frequently requested Marks Farm Development, which falls within the catchment area for the outstanding Lyons Hall Primary School, is this well presented & deceptively spacious four bedroom house. The property offers versatile living accommodation arranged over three well-appointed reception rooms, making this an ideal family home for a variety of prospective purchasers. The ground floor accommodation comprises an entrance hall which provides access to the first floor, cloakroom, spacious lounge with French doors to the rear garden, dining room, study, a recently refitted & well-equipped kitchen, and a separate utility.



Property Details.

Entrance Hall

Stairs to the first floor, tiled floor, doors to;

Lounge



18' 6" x 10' 3" (5.64m x 3.12m) Double glazed French doors to garden, feature gas fireplace, radiator.

Dining Room



8' 7" x 11' 3" (2.62m x 3.43m) Double glazed window to the rear, radiator, opening to;

Study

8' 4" x 7' 1" (2.54m x 2.16m) Double glazed window to front, radiator.

Kitchen



12' 0" x 7' 8" (3.66m x 2.34m) Double glazed window to front, modern fitted kitchen with a range of wall and base units, full range of built-in appliances, dishwasher, fridge/freezer built-in oven, and extractor over, under stairs cupboard, door to utility room.

Utility

5' 8" x 7' 9" (1.73m x 2.36m) Fitted with a modern range of wall and base units, space for washing machine.

Cloakroom

With countertop wash hand basin, concealed low-level WC.

Bedroom One



11' 1" x 10' 4" (3.38m x 3.15m) Double glazed window to front, built-in wardrobe door to:

Property Details.

En suite



Double glazed window to front, radiator, suite comprising low-level WC, countertop wash hand basin, and shower cubicle, tiled splashbacks.

Bedroom Two



11' 0" x 8' 8" (3.35m x 2.64m) Double glazed window to rear, built-in double wardrobes, and door to en suite shower room;

En suite



White suite comprising, low-level WC, pedestal wash hand basin, shower cubicle, radiator, and tiled splashbacks.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m) Double glazed window to rear and radiator.

Bedroom Four

8' 0" MAX x 9' 9" (2.44m x 2.97m) Double glazed window to front and radiator.

Bathroom



Modern white suite comprising low-level WC, panelled bath with countertop wash hand basin cupboards beneath, marble effect wall panels.

Rear Garden



Fully enclosed by panel fencing, commencing with a patio, lawned garden, a gate gives access to the rear to the garage and parking.

Garage & Parking

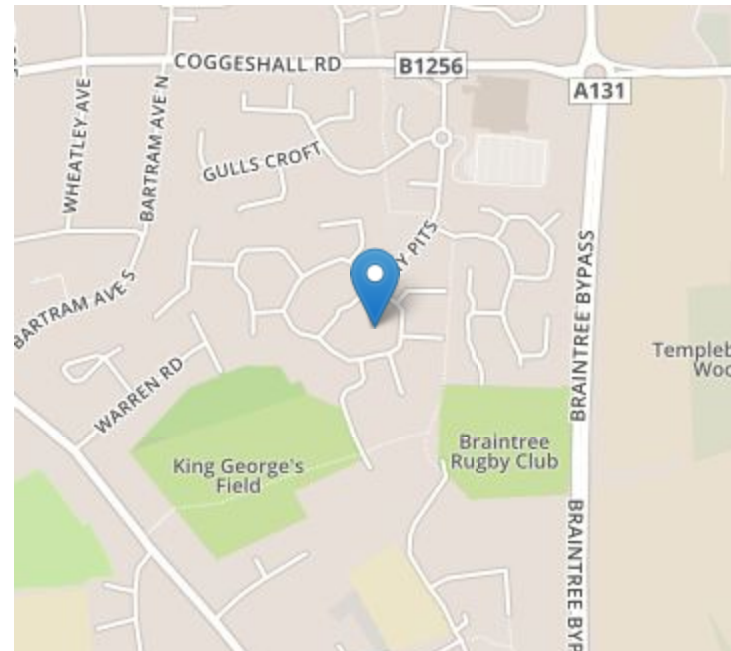
The garage has an electronic up and over door, power and lighting connected with eaves storage, adjacent to the garage provides driveway parking for one car.

Property Details.

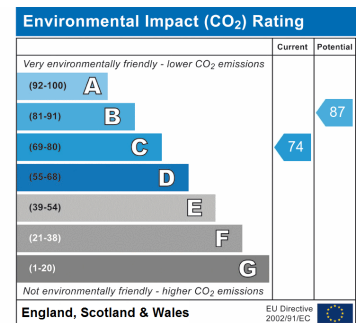
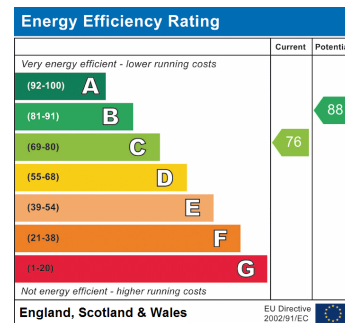
Floorplans



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.