



52 Clay Pits, Braintree, Essex. CM7 3LA.

- Three/Four Bedroom Semi-Detached Home
- Overlooking An Attractive Greensward
- Single Garage And Off Road Parking
- Conservatory
- Cloakroom, En-Suite and Family Bathroom
- Kitchen/Diner
- Private Mews
- Marks Farm Development
- Close Proximity To Local Amenities

Situated on the ever-popular Marks Farm Development, is this well presented, three/four-bedroom semi-detached home. The property boasts a private and low maintenance rear garden, a conservatory and a single garage as well as enjoying an array of living and bedroom accommodation. The properties accommodation in brief comprises with an entrance hall, cloakroom, sitting room and a kitchen/diner on the ground floor. To the first floor you will find three double bedrooms, a study/fourth bedroom, an en-suite off the master and the family bathroom. Being situated on a private mews, facing a greensward with a playing park, we feel this property would be an ideal purchase for a variety of prospective buyers. New to the market an early internal viewing is strongly advised to avoid any disappointment.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs ascending to first floor, access into lounge and kitchen/diner, laminate flooring.

Lounge



16' 01" x 10' 02" (4.90m x 3.10m) Double glazed window to front aspect, radiator x2, telephone point, tv point, sliding patio doors accessing conservatory to rear aspect, feature fireplace, laminate flooring.

Conservatory



11' 06" x 8' 06" (3.51m x 2.59m) Wooden conservatory with dwarf wall

beneath, double glazed windows to all aspects, laminate flooring, French doors to rear aspect.

Kitchen/Diner



16' 00" x 10' 05" (4.88m x 3.17m) Double glazed window to front and rear aspects, radiator, access to under stair storage, matching wall and base units with rolled edge worksurfaces, inset sink with drainer and bowl, part tiled walls, laminate flooring, integrated oven with gas hob and extractor over, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, access into internal lobby.

Internal Lobby

Door accessing garden to rear aspect, radiator, laminate flooring, access to cloakroom.

Cloakroom

Double glazed obscure window to rear aspect, radiator, low level WC, wash hand basin, part tiled walls, laminate flooring.

First Floor

Landing

Double glazed window to rear aspect, radiator, access to airing cupboard, access to loft, access to all bedrooms and family bathroom.

Bedroom One



Property Details.

10' 02" x 10' 02" (3.10m x 3.10m) Double glazed window to front aspect, radiator, fitted wardrobes, built in wardrobes, access to en suite.

En Suite



Double glazed obscure window to front aspect, radiator, low level WC, vanity wash hand basin, extractor fan, walk in shower cubicle, part tiled walls, laminate flooring.

Bedroom Two



11' 01" x 11' 02" (3.38m x 3.40m) Double glazed window to rear aspect, radiator., tv point, loft access.

Bedroom Three



8' 02" x 7' 01" (2.49m x 2.16m) Double glazed window to front aspect, radiator, built in wardrobes.

Study/Bedroom Four



7' 01" x 5' 06" (2.16m x 1.68m) Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed obscure window to rear aspect, radiator, low level WC, wash hand basin, panelled bath with shower attachment, extractor fan, fully tiled walls, laminate flooring.

Outside

Rear Garden & Frontage



Frontage;
The property is located on a private walkway within a mews, overlooking a greensward with a playing park.

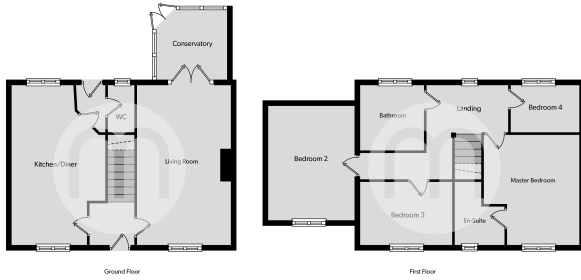
Rear Garden;
The rear garden commences with a decking area, laid to patio slabs with a gate to rear aspect and a door accessing the garage.

Garage and Parking

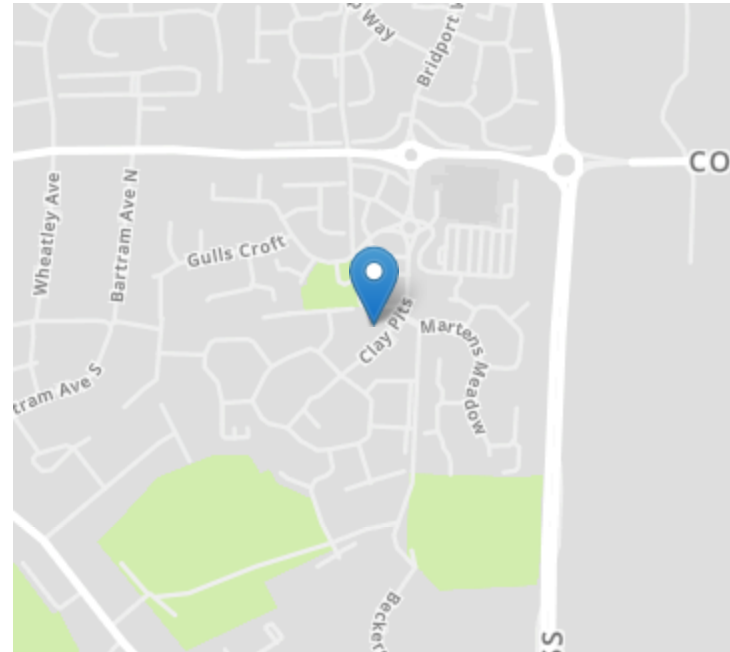
The property comes with a single garage to the rear with off road parking.

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.