



- Three bedroom house
- End terrace
- Cloakroom
- Two reception rooms
- Two allocated parking spaces
- Fitted kitchen
- Built in 2013
- Gas central heating
- NHBC Guarantee remaining
- Close to Braintree Village Station

46 Mill Park Drive, Braintree, Essex. CM7 1XF.

This well presented three bedroom end-terrace family home forms part of the frequently requested Heathlands development. This has fast become one of the areas most sought after developments, with its picturesque river walk, and convenient footbridge directly into Braintree Village and Braintree Village Station, which offers direct trains into London Liverpool Street. This property features spacious living accommodation along with a contemporary feel throughout, making this an ideal home for a variety of prospective purchasers. The internal accommodation comprises entrance hall, cloakroom, lounge with separate dining area, a well-equipped kitchen with under stairs pantry, three well-appointed bedrooms, and a family bathroom. Outside, the property is further enhanced by having an attractive and well maintained rear garden, and two allocated parking spaces. New to the market, an early viewing is highly advised in order to appreciate the accommodation on offer.



Property Details.

Entrance Hall

Entry door to front, radiator, vinyl flooring, stairs rising to the first floor;

Cloakroom



Low-level W/C, wash hand basin, vinyl flooring, tiled splashback, extractor fan.

Lounge



12' 3" x 15' 0" (3.73m x 4.57m) Double glazed window to front, vinyl flooring, radiator, television & telephone point, opening to;

Dining Area



11' 3" x 7' 1" (3.43m x 2.16m) Double glazed doors to the rear garden, radiator, vinyl flooring, television point.

Kitchen



14' 0" x 7' 7" MAX (4.27m x 2.31m) Double glazed window to rear, radiator, door to under stairs storage cupboard/pantry, matching wall & base units, roll edge worktops, inset sink with drainer unit, integrated double oven, hob with extractor over, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, ceiling spotlights, wall-mounted and enclosed gas boiler.

First Floor Landing

Loft access (Fully boarded with potential for loft extension).

Property Details.

Bedroom One



9' 7" x 11' 9" (2.92m x 3.58m) Double glazed window to rear, radiator, fitted wardrobe, television point.

Bedroom Two



10' 8" x 9' 0" (3.25m x 2.74m) Double glazed window to front, radiator, double fitted wardrobes, television point.

Bedroom Three



11' 5" x 7' 2" (3.48m x 2.18m) Double glazed window to rear, radiator, fitted wardrobe, television point.

Bathroom



Opaque double glazed window to front, radiator, low-level W/C, wash hand basin, paneled bath with shower over, part tiled walls, extractor fan.

Rear Garden



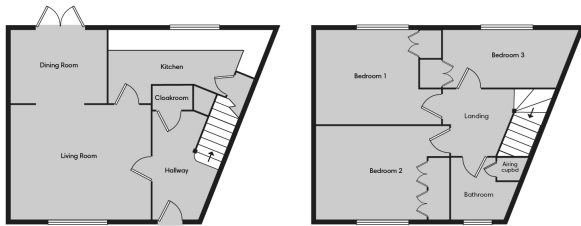
South Westerly facing rear garden which is mainly laid to lawn, paved patio area, enclosed by paneled fencing, outside tap, rear & side access, wooden shed to remain.

Parking

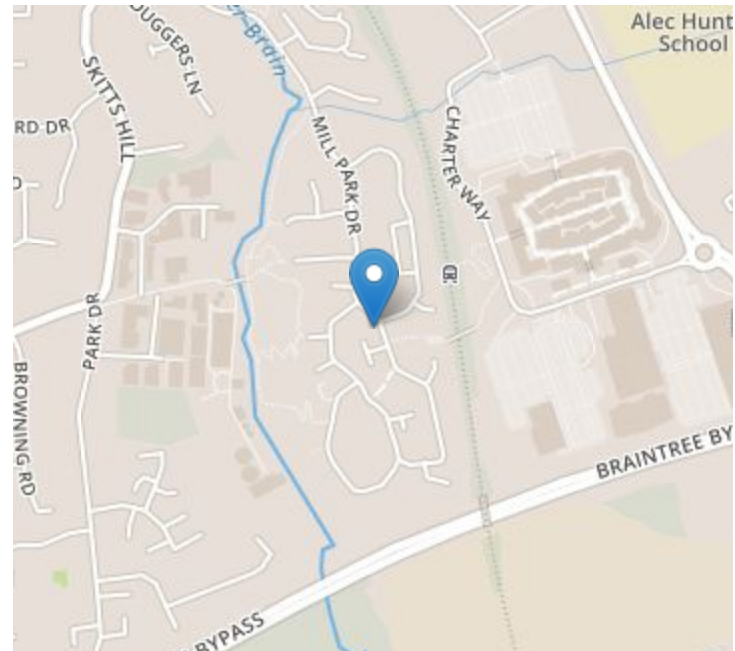
There is allocated parking to the rear of the property for two vehicles, immediately behind the garden gate.

Property Details.

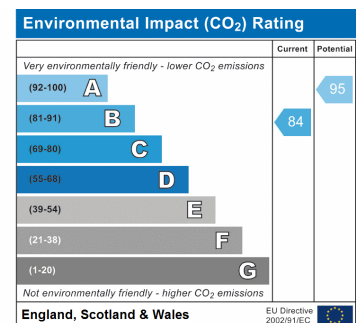
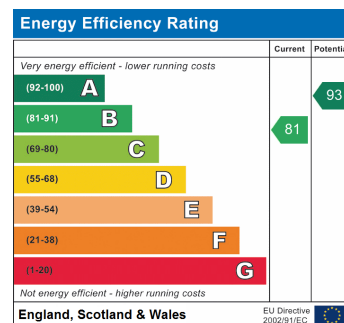
Floorplans



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.