



- Two bedroom house
- Private walkway position
- Finished to an excellent standard
- Generous room sizes
- Refitted kitchen & Shower room
- Conservatory
- Landscaped rear garden with large outbuilding
- Garage & Parking

6 Colne Walk, Braintree, Essex. CM7 3YN.

Occupying a tranquil walkway position within this family orientated development, is this incredibly spacious two bedroom house which has been finished to an excellent standard throughout. New to the market, this stylish home enjoys an array of upgraded fixtures & fittings, offering an ideal purchase for both first-time buyers & buy to let investors alike. The property features a sizeable entrance hall, fitted kitchen, spacious lounge, conservatory with electric blinds, two double bedrooms, and a contemporary bathroom with a double walk-in shower. Outside, the property is further enhanced by having an attractive & recently landscaped rear garden, large outbuilding with power & lighting, single garage with electric roller door, and off-road parking. New to the market, an early internal viewing is strongly advised.....



Property Details.

Entrance Hall



Double glazed door to front with Yale key free digital front door lock, stairs to first floor, two radiators, doors leading to;

Lounge



17' 7" x 11' 5" (5.36m x 3.48m) Double glazed window to rear, double glazed sliding patio doors to conservatory, two radiators, remote control blinds.

Conservatory



17' 10" x 9' 5" (5.44m x 2.87m) UPVC sealed unit with windows and sliding patio doors to rear garden, wood effect laminate flooring, remote control blinds.

Kitchen



11' 1" x 7' 5" (3.38m x 2.26m) Double glazed window to front, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer with Quooker boiling water tap, plumbing for slimline dishwasher and washing machine, space for American style fridge freezer, cupboard housing Valiant boiler, Kinetico water softener, integrated oven, hob and extractor hood, tiled walls, laminate flooring, radiator.

First Floor Landing

Radiator, two built-in storage cupboards, airing cupboard.

Bedroom One



11' 5" x 10' 7" (3.48m x 3.23m) Double glazed window to rear, radiator.

Property Details.

Bedroom Two



11' 5" x 8' 4" (3.48m x 2.54m) Double glazed window to front, radiator.

Family bathroom



Opaque double glazed window to front, radiator, walk-in double shower cubicle with digital power shower and wall-mounted remote, heated mirror cabinet, low-level WC, vanity wash hand basin with units under, tiled walls, extractor fan, tiled flooring.

Rear Garden



Garden commences with a paved patio area, artificial grass, enclosed by paneled fencing, access to the garage via electric roller door

Frontage

Laid to paving, enclosed by wrought iron fencing.

Work Shop



24' 3" x 12' 3" (7.39m x 3.73m) Power and light connected, double doors to front, two windows to front, fully insulated.

Parking

Parking for one vehicle in front of the garage which has electric shutters to the front and the rear.

Property Details.

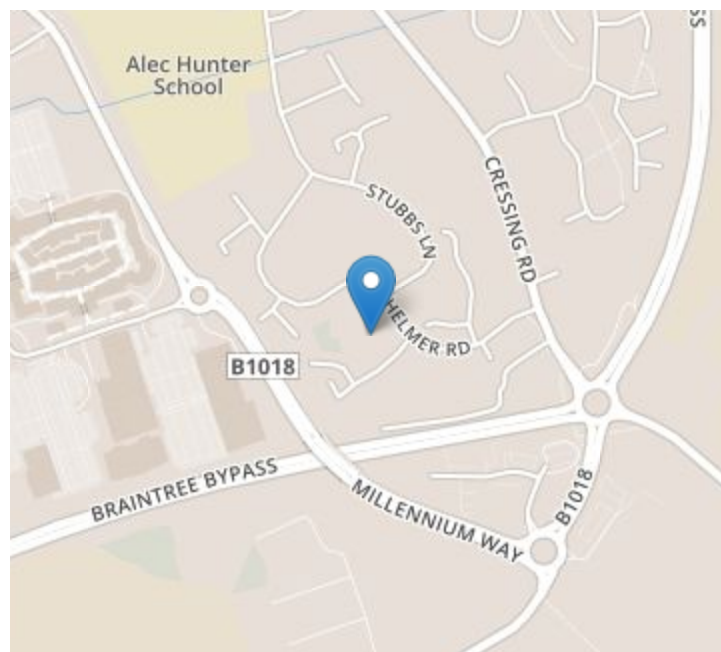
Floorplans



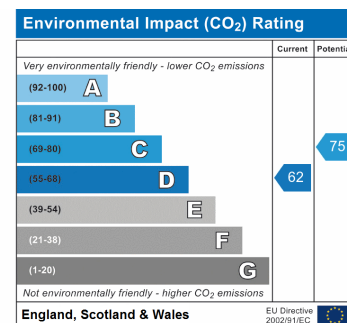
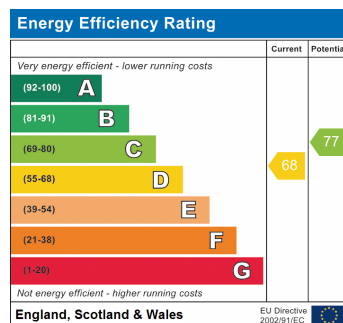
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.