



- Four Bedroom Home
- Semi Detached
- Garage & Off Road Parking
- Cloakroom
- Beautifully Presented Throughout
- Fabulous 25' Kitchen/Diner
- En Suite To Master
- Landscaped Rear Garden
- Gas Central Heating & UPVC Windows
- Primary & Secondary Schooling

**157 Nottage Crescent, Braintree, Essex.
CM7 2TG.**

** Guide Price £400,000 - £425,000 **

An excellent example of a beautifully presented four-bedroom family home situated within easy reach of both the Braintree town centre and the railway station.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor, doors to;

Cloakroom

WC, hand wash basin, radiator, extractor fan.

Living Room



21' 5" x 9' 10" (6.53m x 3.00m) Double glazed bay window to front, two radiators, television point,

Kitchen/Diner



16' 5" x 10' 10" (5.00m x 3.30m) Double glazed window & French doors to rear, vertical radiator, matching wall & base units with Quartz worktops over, inset ceramic sink with side drainer unit, tiled splashback, integrated microwave, fridge & freezer, dishwasher, space for range cooker with extractor over, downlighters.

First Floor Landing

Loft Access, doors to;

Bedroom One



13' 10" x 11' 0" (4.22m x 3.35m) Double glazed window to front, radiator, fitted bedroom furniture, airing cupboard, door to;

En Suite



Obscure double glazed window to front, heated towel rail, WC, hand wash basin, shower cubicle which is fully tiled, and extractor fan.

Bedroom Two

Double glazed windows to front & rear, radiator.

Property Details.

Bedroom Three



11' 6" x 7' 5" (3.51m x 2.26m) Double glazed window to rear, radiator.

Bedroom Four



8' 9" x 8' 2" (2.67m x 2.49m) Double glazed window to rear, radiator.

Bathroom



Heated towel rail, WC, hand wash basin with vanity unit underneath, tiled walls, extractor fan, free-standing bath.

Rear Garden



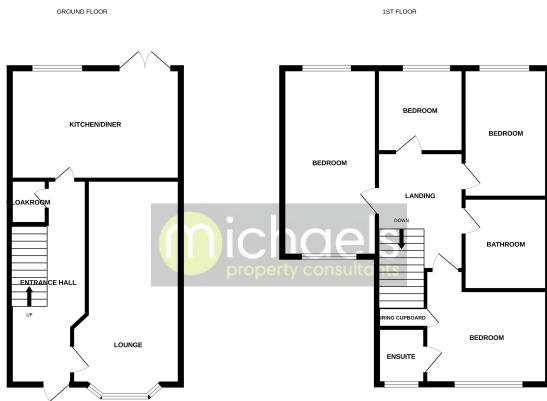
The rear garden commences with a paved patio area with the remainder of the garden laid with artificial grass, patio area, railway sleeper borders, outside tap & lighting, enclosed by panelled fencing, access to garage.

Garage

Garage with up & over door, power connected, wall-mounted boiler, space/plumbing for washing machine & tumble dryer.

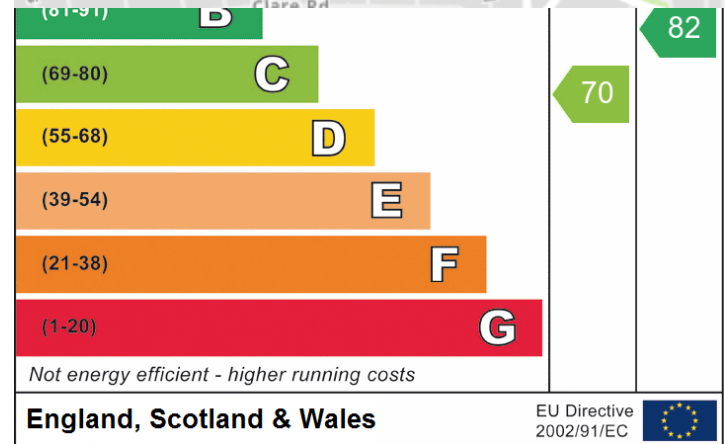
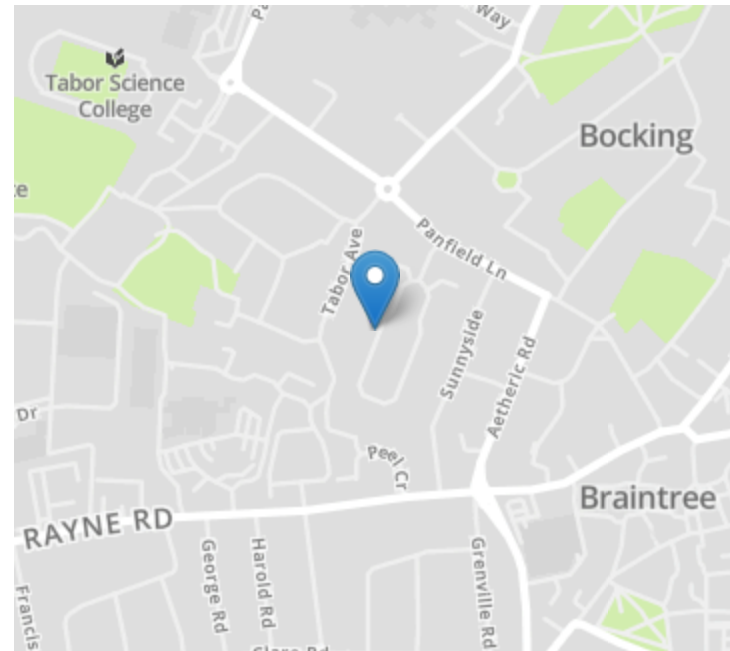
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and not guaranteed. Buyers should verify all dimensions and measurements by independent professional surveyors. The above is intended as a guide only and is not intended to be relied upon for any purpose. Michaelaels Property Consultants Ltd. 2012

Location



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.