



- Three Bedroom Terraced Home
- Family Bathroom, En-Suite & Cloakroom
- Attractive Rear Garden
- Car Port And Off Road Parking
- Kitchen/Diner
- Spacious Lounge
- Close Proximity To Local Amenities & Town Centre
- UPVC Double Glazing & Gas Central Heating

26 Porters Field, Braintree, Essex. CM7 1FE.

Michaels Property Consultants are delighted to bring to the market this well presented three bedroom family home situated within convenient access to the A120 and the vibrant Braintree town centre. The accommodation comprises with an entrance hall, ground floor cloakroom, generous lounge with stairs ascending to the first floor and a light and airy kitchen/diner. To the first floor you will find three well appointed bedrooms with the master benefiting from an en-suite, and of course, the family bathroom. Externally, the property boasts a generous and attractive rear garden, as well as a car port and an allocated parking space to the rear of the property. With ample storage, living and bedroom space, we thoroughly recommend an early internal visit to avoid any disappointment.



Property Details.

Ground Floor

Entrance Hall

Smooth ceiling, door to front aspect, laminate flooring, access to cloakroom and storage cupboard.

Cloakroom

Smooth ceiling, low level W/C, wash hand basin, radiator, laminate flooring.

Lounge



20' 00" x 14' 4" (6.10m x 4.37m) Double glazed window to front aspect, radiator x2, smooth ceiling, access to under stair storage cupboard, telephone point, tv point, stairs ascending to first floor, laminate flooring.

Kitchen/Diner



17' 1" x 11' 8" (5.21m x 3.56m) Double glazed window to rear aspect, French doors to rear aspect accessing rear garden, radiator, smooth ceiling, inset spotlights, matching wall and base units with rolled edge work surface, integrated double oven, gas hob with extractor over, space for American style fridge freezer, space for washing machine, space for dishwasher.

First Floor

Landing

Smooth ceiling, radiator, access to airing cupboard, access to all rooms and family bathroom.

Property Details.

Bedroom One



10' 8" x 9' 11" (3.25m x 3.02m) Double glazed window to front aspect, smooth ceiling, radiator, telephone point, tv point, built in wardrobes, access to en-suite.

En-Suite



7' 2" x 6' 3" (2.18m x 1.91m) Double glazed obscure window to front aspect, smooth ceiling, inset spotlights, radiator, low level W/C, vanity wash hand basin, shaver point, extractor fan, panelled bath, walk in shower cubicle, part tiled walls, laminate flooring.

Bedroom Two



10' 3" x 10' 2" (3.12m x 3.10m) Smooth ceiling, radiator, double glazed window to rear aspect, tv point, built in wardrobes.

Bedroom Three



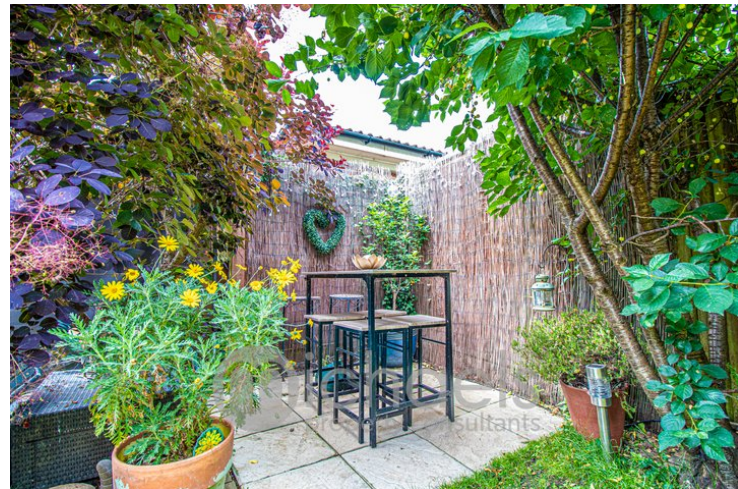
10' 2" x 6' 8" (3.10m x 2.03m) Smooth ceiling, radiator, double glazed window to rear aspect, tv point.

Family Bathroom

Smooth ceiling, heated towel rail radiator, low level W/C, wash hand basin, shaver point, extractor fan, panelled bath, walk in shower cubicle, part tiled walls, laminate flooring.

Outside

Rear Garden



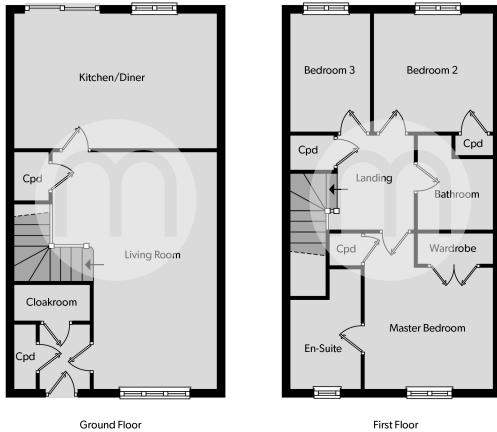
Commencing with a patio area sheltered by clear awning, laid to lawn, gate to rear aspect accessing car port and parking, shed to remain, outside light, outside tap.

Parking

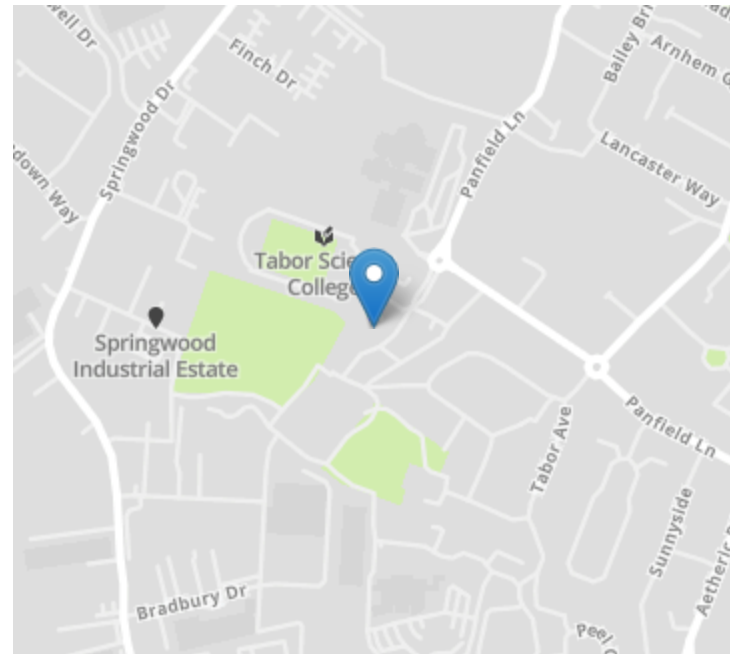
The property benefits from a car port and an allocated parking space to the rear.

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.