



- Overlooking Blackwater nature reserve
- Three double bedrooms
- Extended
- Spacious living accommodation
- Landscaped rear garden
- Large outbuilding
- Popular Fairview development
- New combination boiler

44 Warwick Close, Braintree, Essex. CM7 9JZ.

Positioned at the end of a quiet Cul De Sac, overlooking the Blackwater nature reserve, is this well presented and deceptively spacious three DOUBLE bedroom end terraced house. The property enjoys the added benefit of a double-storey extension, offering a purchaser an opportunity to acquire this stylish and versatile family home. The internal accommodation comprises a sizeable entrance hall, spacious lounge/diner, kitchen, three double bedrooms, and of course the family bathroom. Outside, the property is further enhanced by having an attractive landscaped rear garden which includes a paved patio area & an outbuilding, single garage, and off-road parking for two vehicles. Please call Michaels Property Consultants for further details.....



Property Details.

Entrance Hall



Composite door to front, wood effect flooring, two storage cupboards, window to side, stairs to first floor

Lounge & Diner



21' 11" x 12' 2" (6.68m x 3.71m) Television point, storage cupboard under stairs, radiator, window to front and French doors to rear

Kitchen



8' 3" x 7' 10" (2.51m x 2.39m) Wood effect flooring, window to rear, matching wall & base units, roll edge worktops, inset sink with drainer unit, tiled splashback, extractor hood, cooker point, space for appliances

First Floor Landing

Loft access

Bedroom One



11' 6" x 10' 0" (3.51m x 3.05m) Window to front, radiator

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m) Window to front, radiator

Property Details.

Bedroom Three

10' 1" x 8' 3" (3.07m x 2.51m) Window to rear, radiator

Family Bathroom



Low-level W.C, pedestal hand wash basin, heated towel rail, panel bath with overhead shower, tiled walls, drop light switch and window to rear

Frontage

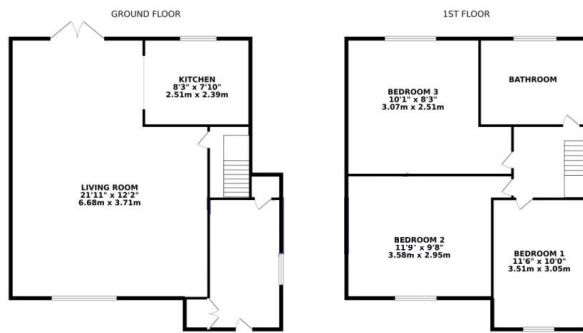
the front of the property overlooks a greensward and has a pathway leading to allocated parking and garage.

Rear Garden

Paved patio area, steps up to a lawned area, enclosed by paneled fencing, outside tap & lighting, side access via wooden gate, OUTBUILDING with power & lighting

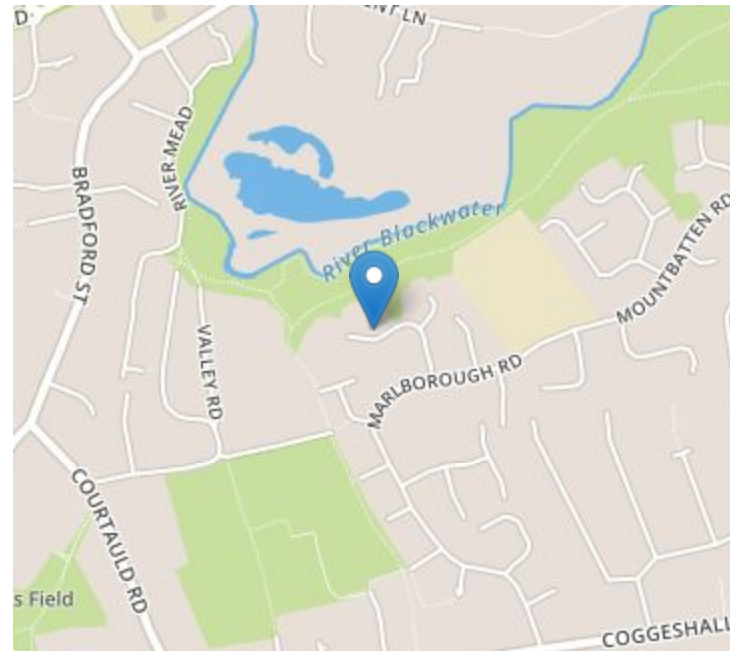
Property Details.

Floorplans

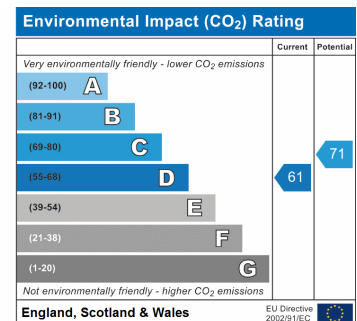
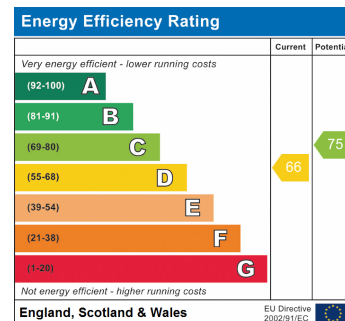


Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, areas and other dimensions are approximate and may vary slightly from actual dimensions. The floorplan is provided as a guide only and should not be relied upon for the purchase 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.

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.