



- Three bedroom house
- Semi detached
- Garage & off road parking for three vehicles
- Immaculately presented throughout
- Refitted kitchen/Diner
- Cloakroom
- Sizeable plot
- South Braintree
- New to the market
- Popular development

35 Tortoiseshell Way, Braintree, Essex. CM7 1WG.

Situated South of the Braintree town centre within this family orientated development is this beautifully presented three bedroom semi detached house on Tortoiseshell Way. New to the market and offered for sale in excellent decorative order throughout, the property enjoys the added benefit of a refitted kitchen/diner, offering a low maintenance family home for a variety of prospective purchasers. In brief, the property features an entrance hall that provides access to the first floor, a spacious lounge, a recently refitted kitchen/diner with French doors out to the rear garden, a ground floor cloakroom, three well-appointed bedrooms, and the family bathroom. Outside, this stylish home is further enhanced by having an attractive & well maintained rear garden, a single garage, and a driveway that provides off road parking for three vehicles. New to the market, an early internal viewing is strongly advised.



Property Details.

Entrance Hall

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

Cloakroom



Opaque double glazed window to front, vinyl flooring, radiator, WC, hand wash basin, tiled splashback.

Lounge



14' 1" x 11' 9" (4.29m x 3.58m) Double glazed window to front, radiator, wood effect laminate flooring, television & telephone point, under stairs storage cupboard, opening to;

Kitchen/Diner



15' 8" x 8' 7" (4.78m x 2.62m) Double glazed window & French doors to the rear, double glazed door to side, radiator, matching wall & base units with worktops over, inset sink with bowl/drain unit, cooker point with extractor hood over, integrated washing machine, tiled splashbacks, space for American style fridge/freezer.

First Floor Landing

Loft hatch, airing cupboard, doors to;

Bedroom One



12' 8" x 8' 8" (3.86m x 2.64m) Double glazed window to rear, radiator.

Property Details.

Bedroom Two



10' 3" x 8' 5" (3.12m x 2.57m) Double glazed window to front, radiator.

Bedroom Three



7' 8" x 6' 2" (2.34m x 1.88m) Double glazed window to rear, radiator.

Bathroom



Opaque double glazed window to front, vinyl flooring, radiator, WC, hand wash basin, panelled bath with shower over, tiled walls.

Rear Garden



The rear garden commences with a paved patio area, remainder laid to lawn, mature trees & shrubs, enclosed by panelled fencing, outside tap & lighting, side access via gate.

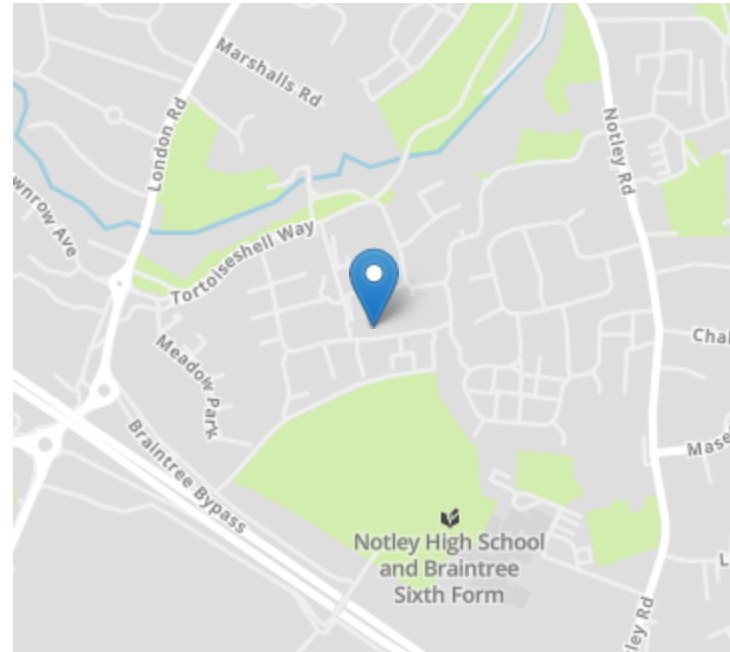
Garage & Parking

There is a single garage with up & over door, parking for 3 vehicles in front of the garage.

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.