



- Four bedroom house
- Semi detached
- Garage & off road parking
- Fairview Development
- Large extension
- Two spacious reception rooms
- En suite to master
- New to the market

8 Northumberland Close, Braintree, Essex. CM7 9NL.

Occupying a pleasant Cul De Sac position situated within easy reach of both stunning field walks along the river Black Water and the A120, is this deceptively spacious four-bedroom semi-detached house. Originally constructed as a three-bedroom house, the current vendors have built a rather large double-storey extension which has added a 25' living room, and a large master bedroom with fitted wardrobes and a four-piece en suite bathroom. The ground floor accommodation comprises an entrance hall that provides access to the first floor, a double aspect living room, a kitchen with a separate utility, and a dining room. On the first floor, you will find four well-appointed bedrooms with an en suite bathroom to the master, and the family shower room. Outside there is a low-maintenance rear garden, a single garage, and a driveway that provides off-road parking for two vehicles.



Property Details.

Entrance Hall

Wooden entry door to front, stairs rising to the first floor, doors to;

Living Room



25' 0" x 13' 4" (7.62m x 4.06m) Double glazed windows to front & rear, French doors to rear, radiator, television point, door to;

Kitchen



9' 9" x 8' 4" (2.97m x 2.54m) Double glazed window to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, cooker point, space for appliances/white goods, wall mounted boiler.

Utility

8' 10" x 5' 3" (2.69m x 1.60m) Wall & base units with worktops over, space for appliances, double glazed door to rear garden.

Dining Room



13' 2" x 12' 3" (4.01m x 3.73m) Double glazed window to front, radiator.

First Floor Landing

Doors to;

Bedroom One



14' 4" x 13' 3" (4.37m x 4.04m) Double glazed window to front, double fitted wardrobes, radiator, door to en suite;

Property Details.

En suite



Obscure double glazed window to rear, heated chrome towel rail, WC, two pedestal hand washbasins, shower cubicle which is fully tiled, corner bath with shower attachment, tiled walls, extractor fan.

Bedroom Two



11' 9" x 9' 8" (3.58m x 2.95m) Double glazed window to front, radiator.

Bedroom Three



10' 2" x 9' 8" (3.10m x 2.95m) Double glazed window to rear, radiator.

Bedroom Four

6' 5" x 4' 9" (1.96m x 1.45m) Double glazed window to front, radiator, fitted bedroom furniture.

Family Shower Room

Obscure double glazed window to rear, radiator, WC, hand wash basin with vanity underneath, shower cubicle which is fully tiled, tiled walls.

Rear Garden



The rear garden commences with a patio area with the remainder of the garden laid to lawn, enclosed by retaining brick wall & panelled fencing, outside tap & lighting, side access via a wooden gate.

Garage & Parking



There is a single garage with an up & over door, private driveway in front of the garage.

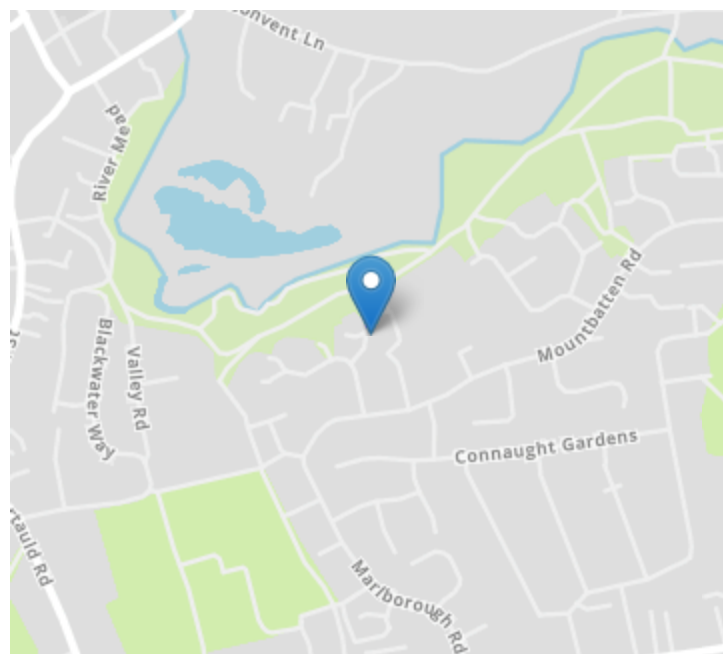
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the Floorplan, the Consultant makes no representation as to the accuracy of the floor plan, and the Buyer is advised to verify the accuracy of the floor plan by a professional surveyor. The Consultant is not responsible for any errors or omissions in the floor plan, and the Buyer is advised to verify the accuracy of the floor plan by a professional surveyor. The Consultant is not responsible for any errors or omissions in the floor plan, and the Buyer is advised to verify the accuracy of the floor plan by a professional surveyor.

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.