



- Three Bedroom Home
- Detached
- Garage and Off Road Parking
- South Facing Garden
- Quiet Cul De Sac Location
- No Onward Chain
- Cloakroom & Family Bathroom

4 Birch Close, Braintree, Essex. CM7 2SA.

Forming part of this frequently requested cul-de-sac, which offers proximity to an excellent range of local amenities whilst being conveniently positioned within easy reach of Braintree Town Centre and the local Train Station, is this well presented three-bedroom, detached home benefitting from No Onward Chain. The ground floor offers an entrance hall with ample storage cupboards, a light and spacious lounge with stairs providing access to the first floor, a well-positioned dining room, fitted kitchen, and a downstairs cloakroom. To the first floor you will find three generously sized bedrooms, and a family bathroom. Externally, the property boasts a rear garden, garage, and off-road parking. New to the market, an early internal viewing is strongly advised.



Property Details.

Ground Floor

Entrance Hall

Access door to property, access to two storage cupboards, laminate flooring.

Cloakroom



4' 07" x 3' 05" (1.40m x 1.04m) Double glazed obscure window to front aspect, radiator, low level WC, wash hand basin, laminate flooring.

Lounge



16' 09" x 14' 11" (5.11m x 4.55m) Two radiators, double glazed sliding patio doors to front aspect accessing rear garden, telephone point, TV point, stairs ascending to first floor, access to under stair storage cupboard, laminate flooring.

Dining Room



11' 03" x 7' 09" (3.43m x 2.36m) Radiator, obscure window to front aspect, access to storage cupboard, laminate flooring.

Kitchen



11' 00" x 8' 02" (3.35m x 2.49m) Double glazed window to side aspect, matching wall and base units with rolled edge worksurfaces, inset sink with bowl and drainer, part tiled walls, laminate flooring, integrated oven with 4-ring gas hob and extractor over, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

First Floor

Landing

Access to all bedrooms and family bathroom.

Bedroom One



Property Details.



14' 00" x 11' 10" (4.27m x 3.61m) Double glazed window to front aspect, radiator, TV point, built in wardrobes, laminate flooring.

Bedroom Two



13' 11" x 9' 11" (4.24m x 3.02m) Double glazed window to front and side aspect, radiator x2, built in wardrobes, laminate flooring.

Bedroom Three



9' 06" x 7' 05" (2.90m x 2.26m) Double glazed window to front aspect, radiator, laminate flooring.

Family Bathroom



7' 10" x 6' 01" (2.39m x 1.85m) Double glazed obscure window to rear aspect, radiator, low level WC, pedestal wash hand basin, extractor fan, panelled bath with shower attachment, fully tiled walls, vinyl flooring.

External

Rear Garden



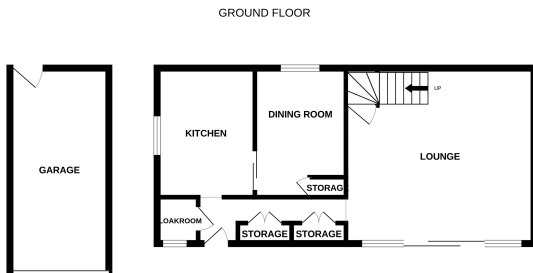
Enclosed by wooden fencing, access gate to front of property, access to garage via glazed door, patio area, laid to lawn with shrub borders, outside tap.

Garage and Parking

Overlooking a greensward, garage is located en-bloc via Nayling road, parking in front of garage and at top of greensward. Garage is a single size with an Up & Over door, power and light.

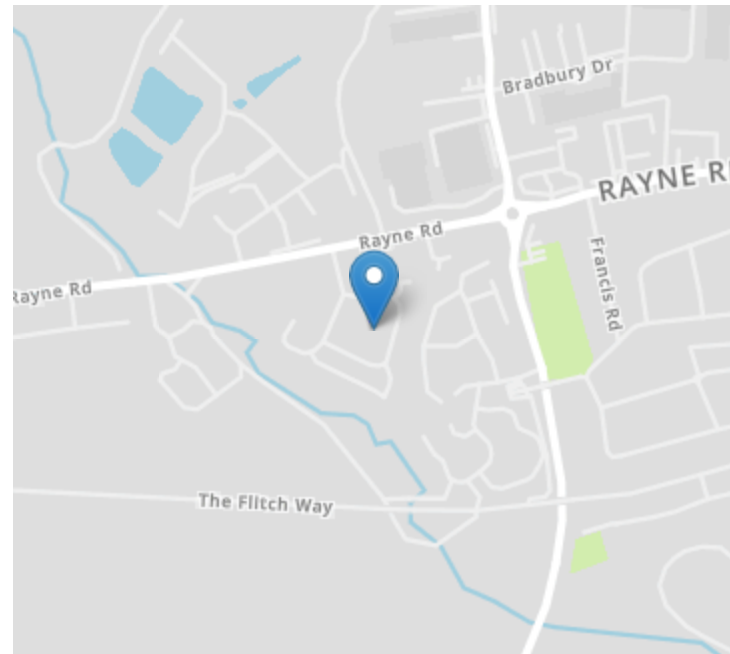
Property Details.

Floorplans



We do every effort to ensure the accuracy of the floorplans contained here, measurements of areas, boundaries, areas and any other items are approximate and the responsibility is taken by any purchaser or measurement. This plan is for illustrative purposes only and should be used as a guide only. Any purchaser is advised to verify the accuracy of the floorplans and measurements and to check the actual area and boundaries of the property before purchase. The floorplans, areas and any other items are approximate and the responsibility is taken by any purchaser or measurement. This plan is for illustrative purposes only and should be used as a guide only. Any purchaser is advised to verify the accuracy of the floorplans and measurements and to check the actual area and boundaries of the property before purchase. ©2023

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.