



- Three Bedrooms
- Ground Floor Extension
- 120 Ft Garden
- Garage
- Driveway
- Dining Room & Utility Room

**46 Clockhouse Way, Braintree, Essex.
CM7 3RD.**

*** GUIDE PRICE £280,000 - £300,000 *** We are pleased to offer this well presented extended three bedroom semi-detached family home located close to local amenities. Situated just off of Cressing road which has fantastic transport links to the A120 and M11. The property accommodation in brief comprises of:- lounge, dining room, kitchen, utility room, cloakroom, whilst on the first floor are three bedrooms and a shower room. Further benefits include garage with a shared drive, parking for three cars and 120ft rear garden. Internal viewing is highly recommended to fully appreciate the accommodation on offer.



Property Details.

Accommodation

Groundfloor

Entrance Hall

Stairs to first floor, radiator, under stairs cupboard, laminate flooring

Ground Floor Cloakroom

Double glazed obscure glass window to side, low level WC, wash hand basin, radiator.

Lounge



11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to front, radiator, feature fireplace, radiator.

Dining Room



13' 1" x 10' 8" (3.99m x 3.25m)

Feature fireplace, radiator, door to utility room. Opening to kitchen.

Kitchen



11' 7" x 8' 8" (3.53m x 2.64m) Double glazed window to rear, Double glazed patio doors to garden. Double glazed Velux windows, Fitted with a range of matching wall and base units with rolled edge worktops, incorporating one and a half stainless steel sink and drainer unit with mixer tap, radiator space for appliances, tiled splash backs and recess ceiling spot lighting.

Property Details.

Utility Room

8' 3" x 6' 1" (2.51m x 1.85m)

Double glazed door to garden and Double glazed window. Wall mounted boiler, work surfaces with space for washing machine and dishwasher.

First Floor

Landing

Double glazed window to side, loft access, door to:

Bedroom One



12' 7" x 10' 7" (3.84m x 3.23m)

Double glazed bay window to front, radiator, fitted wardrobes with mirror sliding doors.

Bedroom Two



11' 0" x 10' 10" (3.35m x 3.30m)

Double glazed window to rear, radiator, plumbed in freestanding bath.

Bedroom Three



8' 2" x 6' 5" (2.49m x 1.96m)

Double glazed window to front and radiator.

Shower Room

Double glazed obscure window to rear, radiator, shower cubicle with vanity hand wash basin, low level WC, tiled walls.

Outside

Front

To the front there is a front driveway parking providing ample parking, there is a shared driveway to the side which leads to a detached. Gate to side gives access to the rear garden.

Rear



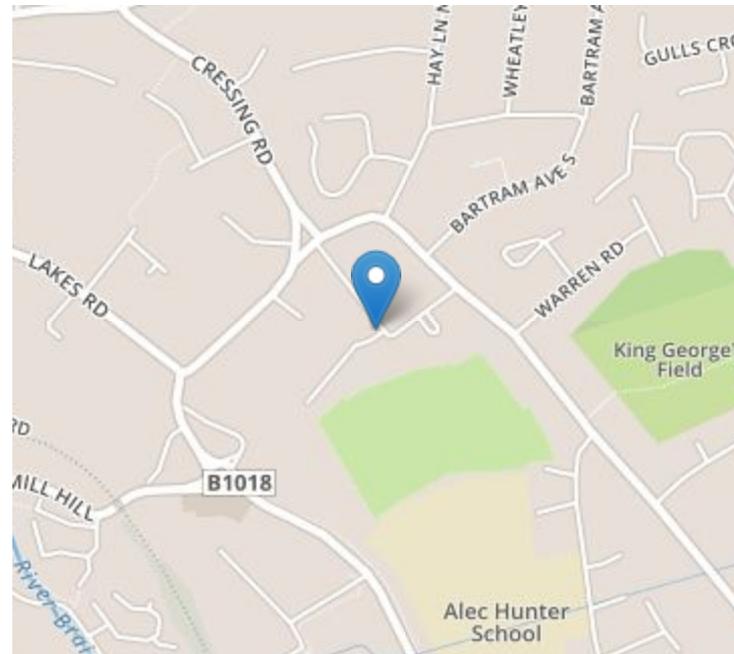
The rear garden is approximately 120ft in length, commencing with a patio area, the remainder is laid to lawn and well stocked with established trees and shrub borders. The garage has been separated into a storage room to the front with power and light connected and the rear is currently used as a summer house.

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.