



- Three bedroom terraced house
- Garage & off road parking
- En suite to master
- Kitchen/Diner
- Marks Farm Development
- Landscaped rear garden
- Well presented throughout
- Gas central heating & UPVC windows

48 Lammas Drive, Braintree, Essex. CM7 3LQ.

Forming part of this modern & family orientated development which falls within the catchment area for the OFSTED OUTSTANDING Lyons Hall Primary School, is this well presented & deceptively spacious three bedroom terraced house. The property comes to the market in good decorative order, offering a low maintenance family home for a variety of prospective purchasers. The accommodation comprises an entrance hall, kitchen/diner with breakfast bar, cloakroom, a spacious lounge with solid oak flooring, three well-appointed bedrooms with an en suite to the master, and of course the family bathroom. Outside, the property is further enhanced by having a recently landscaped rear garden that features artificial grass & a raised decking area, a single garage, and off-road parking for two vehicles. New to the market, an early internal is strongly advised.....



Property Details.

Entrance Hall

Part glazed door to front, stairs rising to the first floor, doors to;

Lounge



16' 0" x 10' 2" (4.88m x 3.10m) Window to the front, radiator, Hardwood flooring, TV point, phone point, french style double doors into the rear garden.

Kitchen/Diner



16' 0" x 10' 3" (4.88m x 3.12m) Window to front and window to rear. Fitted with a range of base and wall units which extend to two walls, integrated is a wine rack, dishwasher, washing machine, stainless steel oven hob and extractor, tiled splashbacks, inset stainless steel sink with rinsing bowl and mixer taps. Built-in fridge/freezer. The wall units incorporate glass-fronted display. Luxury tiled floor which extends to the rear lobby, radiator, under stairs storage cupboard. The lights including downlights in the kitchen are on multi dimer option allowing for the lighting to be separated.

Rear Lobby

Door to rear, tiled floor, radiator.

Cloakroom

Window to rear, Pedestal wash hand basin, tiled splash back, toilet, Radiator, tiled floor and extractor.

Family Bathroom



Frosted Window to rear. A white suite consists of a paneled bath with independent shower with shaped glass screen, wash hand basin, close coupled toilet, tiled walls and radiator, recessed lights, and extractor. Built-in airing cupboard. Downlights.

Bedroom One



9' 7" x 8' 1" (2.92m x 2.46m) Window to front, radiator, fitted wardrobes, TV point, door to;

Property Details.

En suite



Frosted window to front, with a recessed shower cubicle fitted with splash screen and independent shower, radiator, tiled walls, close coupled toilet, wash hand basin in recess with cupboards below, extractor and razor point.

Bedroom Two



10' 3" MAX x 8' 9" (3.12m x 2.67m) Window to front, fitted double wardrobes, loft access, radiator.

Bedroom Three



7' 1" x 6' 11" (2.16m x 2.11m) Window to rear, radiator.

Rear Garden



Raised decking area, artificial lawn, paved patio area, rear access via wooden gate, enclosed by paneled fencing, outside tap & lighting.

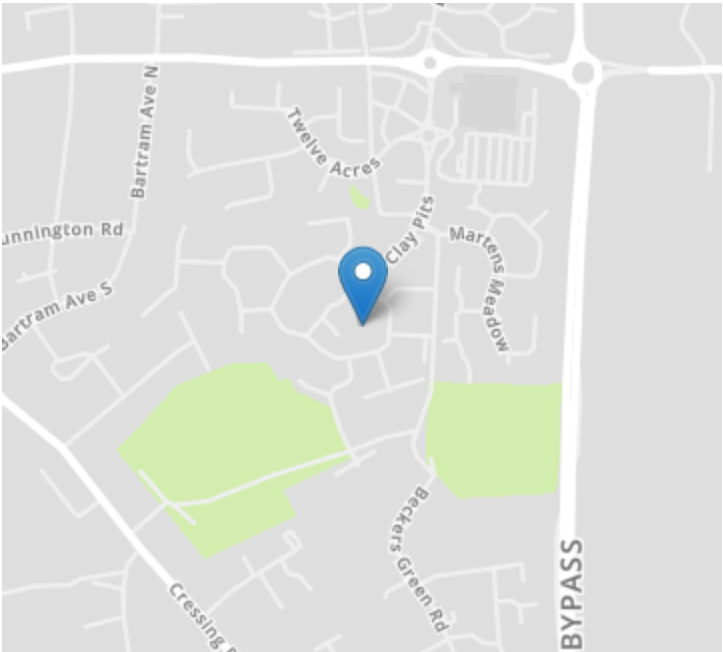
Parking & Garage

Off-road parking for two vehicles, single garage with up & over door.

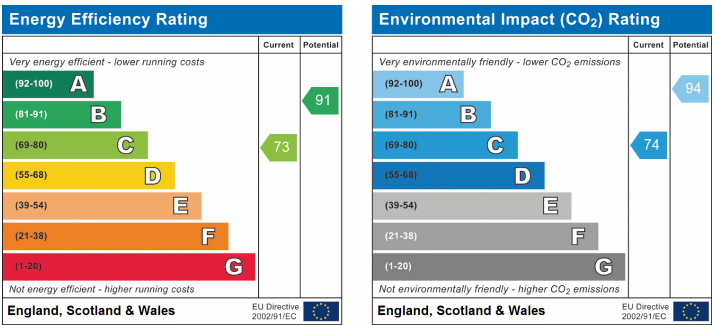
Property Details.

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.