



- Four bedroom detached house
- Loft conversion
- Three bathrooms
- Multiple reception rooms
- Cloakroom
- High spec finish
- Garage & Parking
- South Braintree
- Single storey extension
- Popular development

## 41 Tortoiseshell Way, Braintree, Essex. CM7 1ZL.

\*\* Guide Price £380,000 - £400,000 \*\*Forming part of this frequently requested development which is situated to the South of Braintree's vibrant town centre, is this extended and much improved four bedroom detached house. Since purchasing the property, the vendors have built a clever single storey extension to the rear of the house which adds an array of spacious living accommodation to the ground floor, along with a large loft conversion. The ground floor accommodation consists of; entrance hall, cloakroom, spacious living room, kitchen & breakfast room, dining area and a separate utility room.





# Property Details.

## Entrance Hall

Double glazed entry door to front, double glazed window to side, radiator, solid oak flooring and doors leading to:

## Cloakroom

Obscure double glazed window to the front, wash hand basin and low-level WC.

## Living Room



15' 2" x 11' 7" (4.62m x 3.53m) Double glazed window to the front, solid oak flooring, radiator, open-plan with kitchen.

## Kitchen & Breakfast Room



15' 0" x 9' 4" (4.57m x 2.84m) Double glazed window to side aspect, a range of eye plus base-level units with worktop over and complementary splashback, oven, hob, extractor fan, 1 ¼ bowl single sink drainer with mixer tap, tile effect flooring, smooth ceiling and open-plan with the dining area.

## Dining Area



9' 5" x 8' 7" (2.87m x 2.62m) Double glazed patio doors to the rear, double glazed Velux window, radiator, tile-effect flooring and door leading to:

## Utility

7' 8" x 4' 2" (2.34m x 1.27m) Double glazed window to rear, double glazed patio door to the side, space for white goods, smooth ceiling, radiator, tile-effect flooring.

## First Floor Landing

Smooth ceiling and doors leading to:

## Bedroom Two



9' 8" x 8' 7" (2.95m x 2.62m) Double glazed window to the front, two built-in wardrobes, radiator, wood-effect flooring, smooth ceiling and door leading to:

## En-suite

Obscure double glazed window to side aspect, vanity wash hand basin unit, low-level WC, single tiled shower unit, part-tiled walls, tiled flooring, smooth ceiling, heated towel rail.

## Bedroom Three

10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window to rear, radiator, wood-effect flooring.

# Property Details.

## Bedroom Four

9' 7" x 6' 3" (2.92m x 1.91m) Double glazed window to rear, radiator, shelving unit, wood-effect flooring, smooth ceiling.

## Family Bathroom



Obscure double glazed window to front, vanity wash hand basin unit, low-level WC, panelled bath with shower attachment over, heated towel rail, part-tiled walls, tiled flooring, smooth ceiling.

## Second Floor Landing

Double glazed window to side, smooth ceiling and door leading to:

## Master Bedroom



15' 7" x 10' 8" (4.75m x 3.25m) Double glazed window to side aspect, Velux window, range of built-in wardrobes and built-in drawers into the eaves storage, eaves storage, smooth ceiling with spotlights and door leading to:

## En-suite



Velux window, four-piece suite comprising double shower unit, freestanding bath, low-level WC, vanity wash hand basin unit, heated towel rail, tiled flooring, smooth ceiling with spotlights.

## Rear Garden



Mainly laid to lawn with decking area to and pond to rear, side access to both sides of the property. driveway leading to garage and extending round to the front, established plants and shrubs and wall border.

## Garage & Parking

Driveway which provides off road parking for two vehicles, Garage with up & over door.

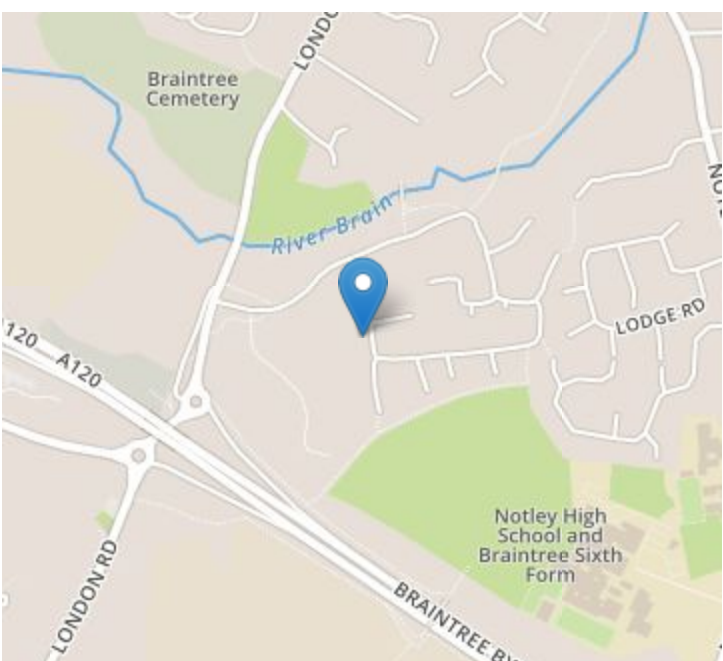


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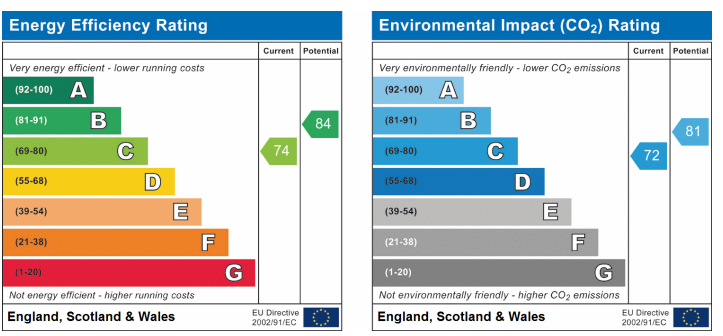
## Floorplans



## 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.

