



- Three Double Bedrooms
- Modern En-suite
- Carport
- Off Road Parking
- Double Glazing Throughout
- Gas Radiator Heating

41 Warley Close, Braintree, Essex. CM7 9EE.

** Guide Price £275,000 - £285,000 **

Constructed by the highly reputable builder Barrett Homes in 2006 is this beautifully presented three bedroom town house. This stylish property offers an abundance of spacious accommodation on all three floors and a light and airy feel throughout, making this an ideal family home. We feel the internal space is extremely versatile and well thought out and the attention to detail is excellent. The accommodation on the ground floor comprises of an entrance hall, a ground floor cloakroom, a separate fitted kitchen and a spacious living room / diner. On the first floor there are two excellent sized double bedrooms and family bathroom suite. The impressive master bedroom occupies the top floor and it comes complete with a separate dressing area with fitted wardrobes and a recently refitted En-suite shower room. The Property is situated within easy reach of the Braintree town centre, the A120, the train station and a selection of Primary and Secondary



Property Details.

ground floor

Entrance Hall

Entrance Door, coving to a smooth ceiling, radiator, door to storage cupboard, archway opening to kitchen, doors to lounge and ground floor wc.

Cloakroom

Double glazed obscure window to front, coving to a smooth ceiling, low flush wc, wash hand basin with cupboard beneath, tiled splash back, radiator and extractor fan.

Lounge/Diner



1.8m (5'11) x 4.06m (13'4) > (9'9)

Double glazed french doors to rear giving access to garden, windows adjacent, coving to a smooth ceiling, two radiators, door to under stairs cupboard.

Kitchen



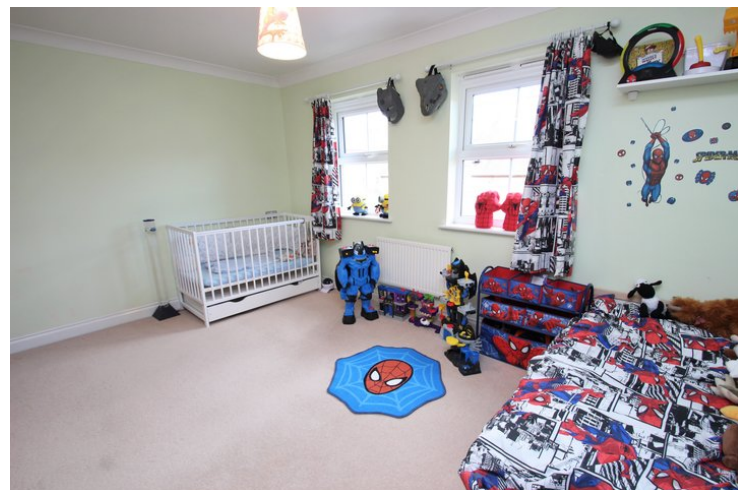
3.89m (12'9) x 1.88m (6'2)

Double glazed window to front, smooth ceiling with ceiling spotlights, extractor fan, range of fitted wall and base units, work surface incorporating a stainless steel sink and drainer unit, integrated electric oven, gas hob and stainless steel extractor hood, space for fridge/freezer, plumbing and spaces for washing machine and dishwasher and radiator.

First floor landing

Stairs to second floor landing, coving to a smooth ceiling, radiator and doors to:

Bedroom two



4.06m (13'4) x 3.38m (11'1) (9'4)

Two double glazed windows to front, coving to a smooth ceiling and radiator.

Property Details.

Bedroom three



4.06m (13'4) x 3.53m (11'7)

Double glazed window to rear, coving to a smooth ceiling and radiator.

Bathroom



Smooth ceiling with ceiling spotlights, three piece bathroom suite comprising of panelled bath with mixer shower attachment, low flush wc and wash hand basin inset a vanity unit.

Second Floor Landing

Coving to a smooth ceiling, door to:-

Bedroom one



4.06m (13'4) (max) x 3.91m (12'10)

Double glazed dormer window to front, coving to a smooth ceiling, door to airing cupboard housing water tank and offering storage space, two radiators, opening to dressing area.

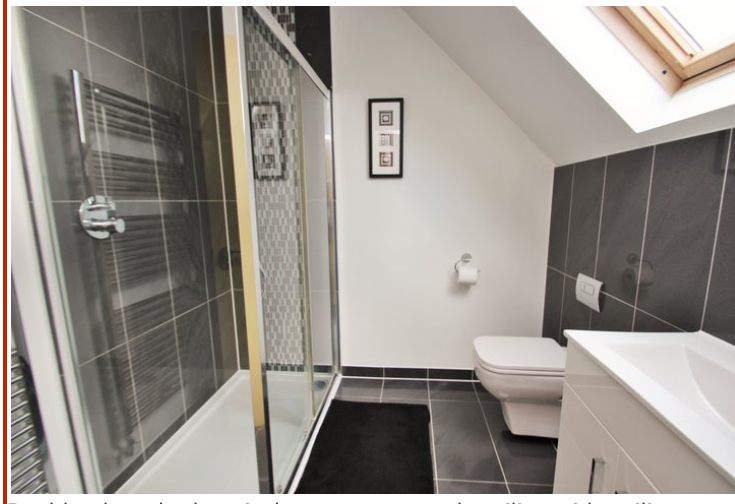
Dressing area



3.12m (10'3) x 1.32m (4'4) Up to wardrobes

Double glazed velux window to rear, fitted wardrobes, coving to a smooth ceiling, loft access, radiator, access to en-suite shower room.

Ensuite



Double glazed velux window to rear, smooth ceiling with ceiling

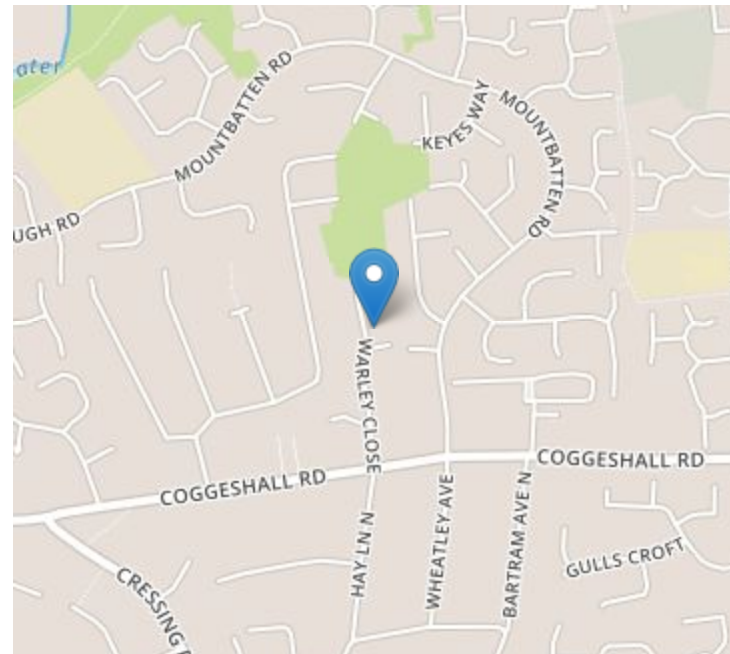
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual properties cannot be guaranteed. For more information please contact the sales team on 01376 337400. The floorplans, photos and specifications are for guidance only and should not be relied upon for any legal or financial purposes. The floorplans, photos and specifications are for guidance only and should not be relied upon for any legal or financial purposes. The floorplans, photos and specifications are for guidance only and should not be relied upon for any legal or financial purposes.

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.