



- Four Bedroom House
- Spacious Living Accommodation
- Two Reception Rooms
- Ground Floor Cloakroom
- Utility Room
- Off Road Parking
- Extended
- Four Double Bedrooms

Rana Drive, Braintree, Essex. CM7 2TD.

Situated on the outskirts of the Braintree town centre occupying a quiet cul de sac position is this extended four bedroom link detached family home. We feel the property could benefit from a minor programme of refurbishment, offering a purchaser the perfect opportunity to add their own stamp and make this a forever home. The ground floor accommodation comprise of a spacious living room / diner, a separate dining room, a kitchen, a ground floor cloakroom and a utility room. To the first floor there are four generous double bedrooms, a galleried landing and a family bathroom. Outside you will find a well maintained rear garden and a driveway providing off road parking for two vehicles. An early internal viewing is strongly advised.



Property Details.

Ground Floor

Entrance Hall

Door to front, wood laminate flooring, radiator, smooth ceiling

Cloakroom



Low level WC, hand wash basin, tiled floor, heated towel rail, part tiled walls, double glazed window to front, smooth ceiling

Lounge

21' 1" x 12' 4" (6.43m x 3.76m)

Double glazed window to rear, TV and telephone point, gas fire, radiator, French doors to rear, smooth ceiling

Dining Room



16' 3" x 8' 1" (4.95m x 2.46m)

Double glazed window to rear, French doors to side, radiator, smooth ceiling

Kitchen

11' 8" x 9' 8" (3.56m x 2.95m)

Inset sink unit with drainer, roll edge work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, integrated oven, part tiled walls, plumbing for dishwasher, double glazed window to front, radiator,

smooth ceiling

Utility Room

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

Inset sink unit, roll edge work surfaces to side with a matching range of base units, part tiled walls, UPVC door to front, laminate flooring, double glazed window to front

First Floor

First Floor Landing

Double glazed window to rear and side, loft hatch, airing cupboard, radiator, smooth ceiling

Bedroom One



11' 8" x 11' 0" (3.56m x 3.35m)

Double glazed window to front, TV point, fitted wardrobes, radiator, textured ceiling

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window to rear, fitted wardrobes, radiator, textured and covered ceiling

Bedroom Three

16' 3" x 8' 3" (4.95m x 2.51m)

Double glazed window to front and side, loft access, radiator, textured and covered ceiling

Bedroom Four

8' 6" x 9' 1" (2.59m x 2.77m)

Double glazed window to rear, telephone point, radiator, smooth ceiling

Bathroom

Low level WC, vanity hand wash basin, panelled bath, fully tiled walls. window to side, extractor fan, textured and covered ceiling, heated towel rail