



- Three Double Bedrooms
- Semi-Detached Home
- Car Port & Driveway
- South Facing Enclosed Rear Garden
- Cloakroom, En-Suite and Family Bathroom
- Modern and Stylish Throughout
- Walking Distance To Lyons Hall School
- Easy Access to A120 and Braintree Town

3 Hatches Mews, Braintree, Essex. CM7 9FZ.

Forming part of the popular Kings Park Development, is this well presented and deceptively spacious, extended, three bedroom semi detached house, which boasts a south facing rear garden and an excellent car port. The property is also conveniently positioned within close proximity to both the A120 and the OFSTED outstanding Lyons Hall Primary School, making this an ideal family home for a commuter. The ground floor accommodation comprises of an entrance hall, kitchen/diner, spacious living room with bi-fold doors opening onto the rear garden, and the cloakroom. To the first floor there are three double bedrooms with an En-suite to the master, and a contemporary family bathroom. As previously mentioned, the property itself has had the addition of a double-storey extension to the rear, generating extra living and bedroom space. Outside, the property benefits from a south facing, wrap around garden and a car port with off road parking for 2 vehicles.



Property Details.

Ground Floor

Entrance Hall

Smooth ceiling, radiator, double glazed obscure window to front aspect, telephone point, stairs rising to first floor, under stair storage cupboard which houses utilities.

Kitchen/Diner



8' 05" x 11' 11" (2.57m x 3.63m) Smooth ceiling, radiator, double glazed window to front aspect, matching wall and base units with rolled edge worksurface, inset sink and drainer, integrated fridge/freezer, integrated dishwasher, oven with gas hob and extractor over.

Lounge



13' 10" x 17' 09" (4.22m x 5.41m) Smooth ceiling, radiator, double glazed Bi-Fold doors to rear aspect, telephone point, tv point.

Cloakroom

Smooth ceiling, radiator, low level w/c, wash hand basin.

First Floor

Landing

Smooth ceiling, radiator, access to loft, access to all bedrooms and family bathroom.

Bedroom One



9' 08" x 11' 03" (2.95m x 3.43m) Smooth ceiling, radiator, double glazed window to front aspect, tv point, telephone point, built in wardrobes, access to;

En-Suite

Smooth ceiling, radiator, double glazed obscure window to front aspect, low level w/c, wash hand basin, extractor fan, shower cubicle, part tiled walls.

Property Details.

Bedroom Two



6' 08" x 17' 01" (2.03m x 5.21m) Smooth ceiling, radiator, double glazed window to rear aspect.

Bedroom Three



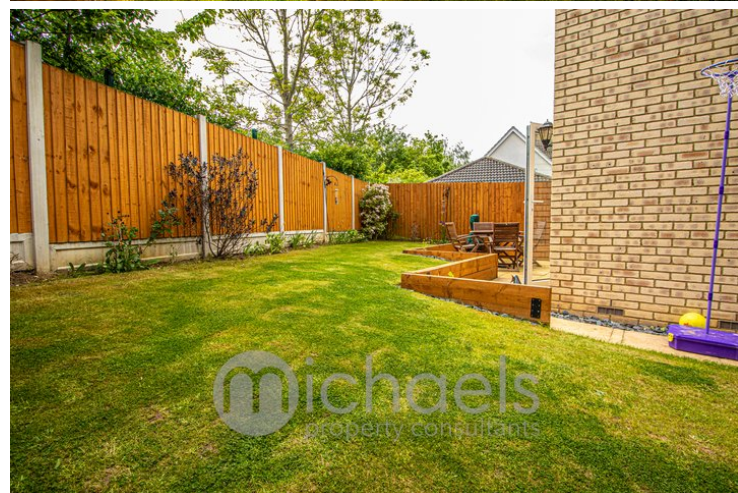
7' 07" x 13' 06" (2.31m x 4.11m) Smooth ceiling, radiator, double glazed window to rear aspect.

Family Bathroom

Smooth ceiling, radiator, low level w/c, wash hand basin, shaver point, extractor fan, panelled bath with shower attachment, part tiled walls.

Outside

Rear Garden



South facing, commencing with a patio area, laid to lawn with shrub borders, two wooden sheds to remain, outside electric points, outside tap, gate to side accessing front of property.

Frontage and Parking

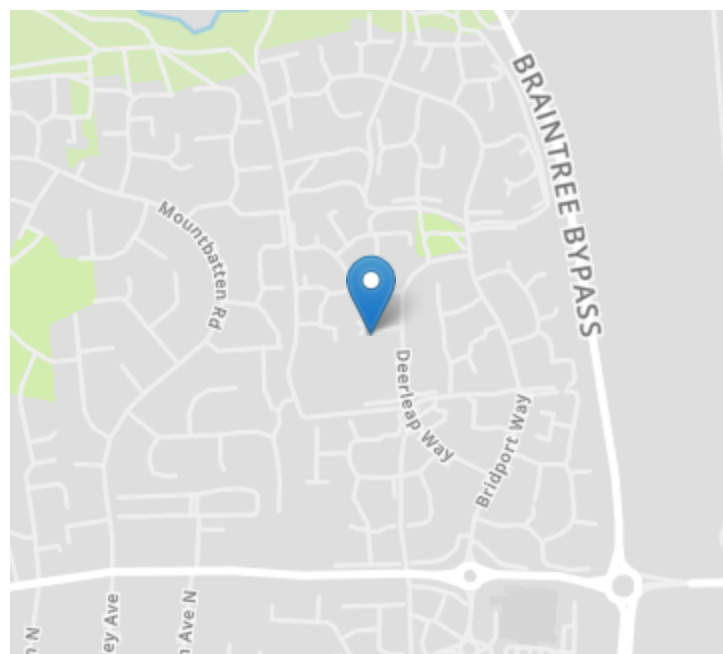
Patio leading to front door, shrub borders, car port providing cover and parking for two vehicles.

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.