



- Two bedroom detached bungalow
- Built to an excellent standard
- Two allocated parking spaces
- Private position
- Vaulted ceilings
- Spacious living accommodation
- Brand new
- High quality finish
- Log burner

49a Crossing Road, Braintree, Essex. CM7 3PP.

****Guide price £330,000-£350,000**** A rare opportunity as arisen to purchase one of just two, brand new two bedroom detached bungalows set in a delightful, private position, within close proximity of Braintree's vibrant town center, mainline railway station and many other local amenities. The properties have been constructed by the highly reputable developers Blu Marble Property Group to their typically exceptional standard, featuring vaulted ceilings and an array of spacious and stylish accommodation throughout. Highlights include two sizeable double bedrooms, a luxurious bathroom suite and a fabulous kitchen/dining space which in-turn opens to a spacious living room.



Property Details.

Entrance Hall

UPVC door to front, smooth ceiling, Karndean flooring, loft hatch, radiator, door to boiler cupboard

Lounge



15' 4" x 10' 11" (4.67m x 3.33m) Smooth vaulted ceiling, Karndean flooring, radiator, double glazed window to rear, television point, telephone point,

Kitchen



17' 4" x 9' 8" (5.28m x 2.95m) Smooth ceiling, Karndean flooring, radiator, double glazed Bi-fold doors to rear, matching shaker style wall & base units, worktops, stainless steel inset sink, splash back, integrated electric oven, electric hob, stainless steel extractor hood, integrated dishwasher, integrated fridge / freezer

Bedroom One



13' 8" x 10' 0" (4.17m x 3.05m) Smooth vaulted ceiling, radiator, double glazed window to front, television point

Property Details.

Bedroom Two



13' 3" x 10' 11" (4.04m x 3.33m) Smooth vaulted ceiling, radiator, double glazed window to side, television point

Bathroom



Smooth vaulted ceiling, tiled floor, heated towel rail, extractor, low level W/C, hand wash basin with unit underneath, panelled bath with shower over, part tiled walls

Rear Garden



Garden mainly laid to lawn, patio area, outside tap, side access, enclosed by panelled fencing

Frontage & Parking

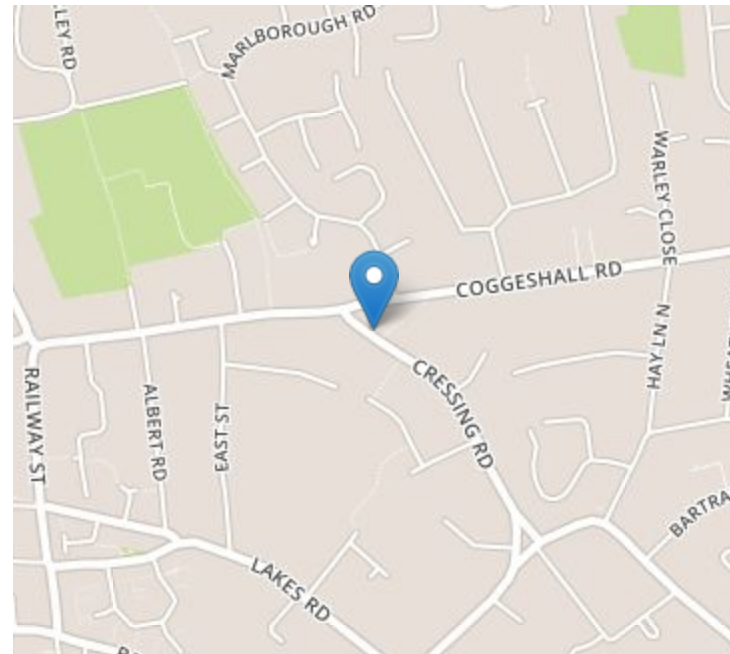
There is a driveway which provides off road parking for 2 / 3 vehicles, communal bin store for the residents, outside storage room / meter cupboard

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.