



- Three bedroom semi detached house
- Garage & Off road parking
- Finished to the highest of standards
- En suite to master
- Sash windows & Balcony
- Overlooking the St Michaels Church
- Dining room / Study
- Large kitchen / Diner
- Separate utility
- Complete onward chain

1 Nicholls House, St Michaels Lane, Braintree, Essex. CM7 1EY.

** Guide Price £390,000 - £400,000 ** Overlooking the historic St Michaels Church and it's beautifully kept grounds, is this individually built three-bedroom townhouse, situated just a stone's throw from both Braintree's vibrant town centre & the railway station. This impressive residence offers an abundance of spacious accommodation arranged over three floors, along with an excellent finish throughout, offering a stylish and extremely versatile family home for a variety of prospective purchasers. The property features an array of high-quality fixtures & fittings some of which include; sash windows, built-in media unit with surround sound, and granite surfaces in the kitchen & bathrooms.



Property Details.

Entrance Hall

Entry door to side, radiator, tiled floor, stairs rising to the first floor, doors to;

Cloakroom

Smooth ceiling, radiator, low-level W/C, hand wash basin with vanity unit underneath, tiled splashback, tiled floor, under stairs storage cupboard

Dining Room / Study



8' 8" x 11' 8" (2.64m x 3.56m) Smooth ceiling, radiator, carpeted flooring, double glazed sash windows to front & side, entry door to front

Kitchen / Diner



20' 9" x 11' 3" (6.32m x 3.43m) Smooth ceiling, tiled floor, double glazed French doors to rear, matching wall & base units, granite worktops over, inset ceramic sink with side drainer unit, integrated oven, induction hob with extractor over, integrated microwave, integrated dishwasher, integrated fridge/freezer, downlighters, door to garage;

Utility

5' 5" x 5' 2" (1.65m x 1.57m) Smooth ceiling, tiled floor, double glazed sash window to rear, base unit with worktop over, space for appliances, door to airing cupboard

First Floor Landing

Double glazed sash window to side, oak flooring, radiators, stairs rising to the second floor, doors to;

Lounge



19' 4" x 19' 8" - MAX (5.89m x 5.99m) Smooth ceiling, oak flooring, radiator, two double glazed sash windows to the rear, fireplace with ornate marble surround, television & telephone point, French doors to the balcony;

Balcony



The balcony overlooks the historic St Michaels Church

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m) Smooth ceiling, radiator, double glazed sash windows to front & side

Property Details.

Family Bathroom



Smooth ceiling, tiled floor, heated chrome towel rail, low-level W/C, hand wash basin with granite top & vanity unit underneath, bath with shower over, tiled walls, extractor fan

En suite



Smooth ceiling, tiled floor, low-level W/C, hand wash basin with granite top & vanity unit underneath, bath with shower over, extractor fan, part tiled walls

Second Floor Landing

Smooth ceiling, double glazed sash window to side, loft access

Bedroom One



11' 3" x 11' 4" (3.43m x 3.45m) Smooth ceiling, radiator, carpeted flooring, double glazed sash window to rear, fitted wardrobes, built-in media unit with surround sound, door to;

Bedroom Two

11' 4" x 9' 0" (3.45m x 2.74m) Smooth ceiling, radiator, carpet flooring, radiator, double glazed sash windows to front & side, fitted wardrobes

Rear Garden



Laid with Indian Sandstone, enclosed by brick wall, plug sockets, outside tap & light

Frontage

Small garden to the front bounded by the brick wall and railings.

Driveway & Garage

There is a driveway to the side of the property which provides access to the garage. (with electric up & over door, power & lighting, fitted storage

Property Details.

Floorplans

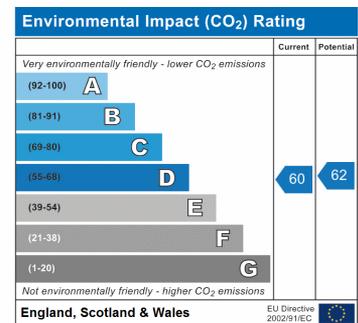
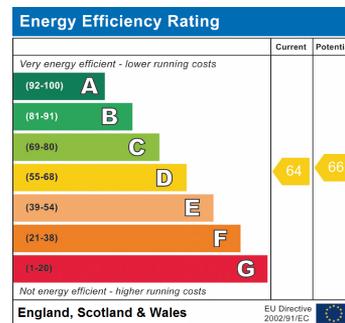


Note - this floor plan is for illustrative purposes only and is not drawn to scale.
Prepared by Concord Property

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.