



- Three bedroom house
- Semi detached
- Three reception rooms
- Garage & Off road parking
- Cul De Sac location
- Short walk to schooling
- Spacious bedrooms
- Utility room
- New boiler

8 Collingwood Close, Braintree, Essex. CM7 9UG.

** Guide Price £275,000 - £285,000 **

Forming part of the frequently requested Fairview development, which is conveniently positioned with easy reach of both Primary & Secondary schooling, is this well presented three DOUBLE bedroom semi detached house. The property offers an array of spacious living accommodation arranged over three sizeable reception rooms, making this an ideal family home for a variety of prospective purchasers. The property features an entrance hall, lounge, separate dining area, study, kitchen, utility, three well-appointed bedrooms, and of course the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, garage, and a private driveway that provides off road parking for two vehicles. Offered for sale in good order, an early internal viewing is strongly advised.....



Property Details.

Entrance Hall

Radiator, door to garage, part glazed door to and lounge/diner and study.

Study

7' 8" x 6' 0" (2.34m x 1.83m) Double glazed window to front, radiator, and phone points.

Dining Area



13' 6" x 10' 0" (4.11m x 3.05m) Open plan with the lounge, radiator, opening to:

Lounge Area



16' 5" x 11' 0" MAX (5.00m x 3.35m) Double glazed patio doors to the rear garden, under stairs cupboard, stairs to first floor, radiator, door to utility room.

Utility Room

Fitted with roll edge work surfaces, space beneath for under counter fridge and tumble dryer, wall mounted storage unit and cupboard. Radiator.

Kitchen



11' 5" x 6' 2" (3.48m x 1.88m) Double glazed window to side, double door to the rear garden, kitchen is fitted with a range of wall and base units incorporating glazed front display cabinets and shelving, roll edge work surfaces, inset a one and half bowl sink unit with stainless steel mixer tap over, space for freestanding oven and extractor fan, tiled splashbacks, space for fridge/freezer, dishwasher and washing machine, wall mounted boiler, radiator and tiled floor.

First Floor Landing

Access to loft space, storage cupboard, doors to:

Bedroom One



10' 6" x 9' 11" (3.20m x 3.02m) Double glazed window to rear, radiator, archway opening to:

Dressing Area

Two Built-in wardrobes with hanging rail and shelving.

Property Details.

Bedroom Two



10' 7" x 10' 4" (3.23m x 3.15m) Double glazed window to front, radiator, fitted wardrobes and TV point.

Bedroom Three



10' 1" x 7' 5" (3.07m x 2.26m) Double glazed window to front, fitted wardrobes with mirror fronted sliding doors.

Bathroom



Double glazed obscure glass window to rear, white suite comprising, low level WC, wash hand basin, bath with shower attachment over, fully tiled walls.

Rear Garden



The attractive rear garden enclosed by fencing and wall to rear, there is a decked patio area, steps up to a lawned garden, raised flower and shrub borders, further patio area and storage shed and pond.

Garage

Is partly converted, up and door to front, power and light connected. Side door gives access internal hallway.

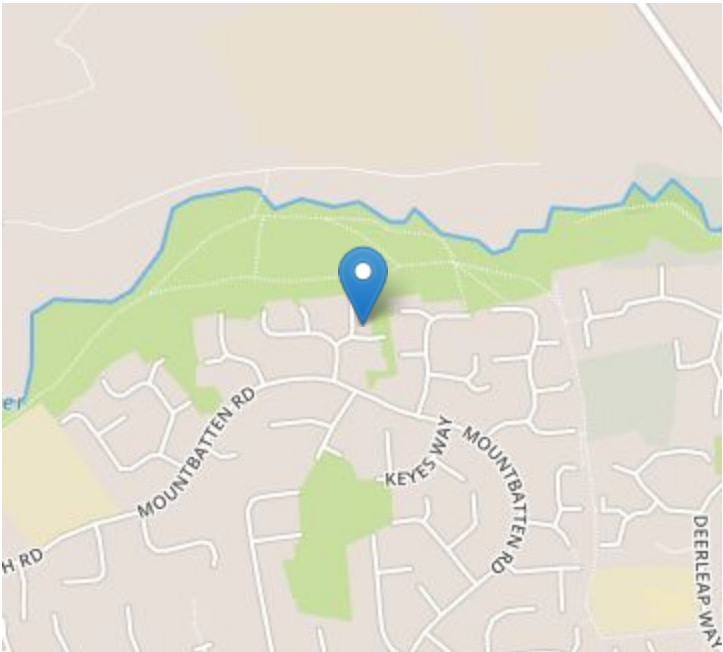
Parking

To the front is ample driveway parking for two cars with garage beyond. Remainder has raised flower beds. Gate gives access to the rear garden.

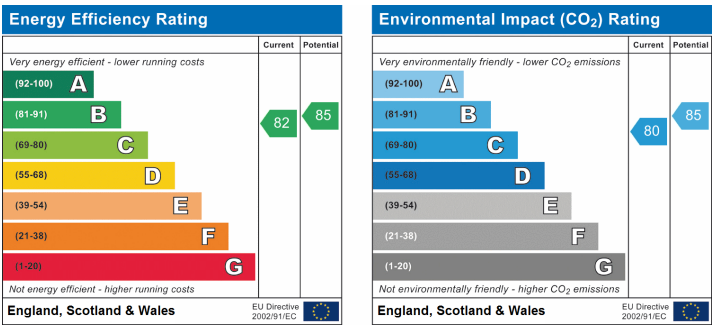
Property Details.

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.