



## 23 BLACKWATER WAY, BRAINTREE CM7

GUIDE PRICE £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* BEAUTIFULLY PRESENTED HOME IN QUIET CUL-DE-SAC \*\*** Nestled within the highly regarded Blackwater Way cul-de-sac, this superb three-bedroom home offers the perfect balance of modern living and everyday convenience. The property has been tastefully updated throughout, featuring a stylish open-plan kitchen/dining area, a spacious living room, and a downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard.

Enjoying an landscaped rear garden, the home also benefits from a garage, shed, and off-street parking, providing excellent storage and practicality.

Positioned within walking distance of Braintree Town Centre, the Station, and the nearby nature reserve, this home perfectly combines a peaceful setting with easy access to local amenities and transport links.

This beautifully presented home is sure to impress, early viewing is highly recommended.



## GROUND FLOOR

### Entrance Hall

Laminate flooring, radiator, stairs rising to first floor

### Lounge 12'11" x 10'11" (3.94 x 3.35)

Carpet flooring, feature fireplace, radiator, double glazed window to front, doors to:

### Kitchen/ Diner 16'11" x 10'9" (5.16 x 3.30)

Laminate flooring, kitchen with roll edged work surfaces, one & a half inset sink with mixer tap, spaces for oven, fridge/ freezer & washing machine, double glazed window to side, radiator, opening to:

### Playroom 10'0" x 8'7" (3.05 x 2.64)

Laminate flooring, velux window, radiator, doors to garden, door to:

### Cloakroom

Tiled flooring, corner wash hand basin inset to vanity unit, WC, obscure double glazed window to rear.

## FIRST FLOOR

### Landing

Carpet flooring, doors to:

### Bedroom One 12'11" x 10'4" (3.94 x 3.15)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Two 9'3" x 9'3" (2.84 x 2.82)

Carpet flooring, radiator, double glazed window to rear

### Bedroom Three 9'3" x 6'5" (2.84 x 1.96)

Carpet flooring, radiator, double glazed window to front.

### Bathroom

Tiled flooring, bath with shower over, wash hand basin inset to vanity unit, WC, obscure double glazed window to rear.

## EXTERIOR

### Front

Block paved frontage with driveway leading to Garage, side access gate.

### Garden

Decked seating area with remainder laid to lawn, door to garage, side access gate.

### Garage

Single garage with up & over door.

## Area Map

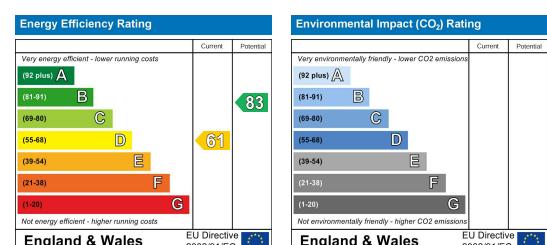


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
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## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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