



8 NINEACRES, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** ATTRACTIVE FAMILY HOME **** Situated within this sought after location on the South side of Braintree, being within walking distance of a good selection of local schools, as well as a short walk from the Town Centre and Station, this beautifully presented family home hits the market for the first time in over 45 years! Offering spacious internal accommodation with **THREE DOUBLE BEDROOMS**, a flowing Kitchen/Diner, and with an **INTEGRAL GARAGE** which lends itself for conversion for those seeking extra living space, this property ticks so many boxes, with a low maintenance Garden and block paved driveway parking for at least three vehicles. With so many must have features, and a great location for both families and commuters alike, early viewing is highly advised in order to truly appreciate the space on offer.



GROUND FLOOR

Entrance Porch

Laminate flooring, radiator, door to:

Living Room 15'0" x 12'2" (4.59m x 3.73m)

Laminate flooring, double glazed window to front aspect, feature fireplace, radiator, stairs rising to first floor, French doors opening to:

Kitchen/Diner 20'4" x 8'11" (6.21m x 2.74m)

Laminate flooring, French doors to rear aspect, radiator, opening to kitchen fitted with solid oak wall and base units with roll-edge work surfaces. Integral double oven, four-ring gas hob with extractor over, space for washing machine and dishwasher, double glazed window to rear, larder cupboard housing fridge/freezer and tumble dryer, tiled splash backs.

FIRST FLOOR

Landing

Carpet flooring, radiator, loft access, doors to:

Bedroom One 11'10" x 11'3" (3.61m x 3.44m)

Double glazed window to front aspect, radiator, carpet flooring, fitted wardrobes.

Bedroom Two 11'10" x 9'2" (3.63m x 2.80m)

Vinyl flooring, radiator, double glazed window to rear aspect, fitted wardrobe and storage cupboard.

Bedroom Three 8'11" x 8'8" (2.74m x 2.66m)

Vinyl flooring, double glazed window to front aspect, radiator.

Bathroom

P-bath with shower over, hand wash basin inset to vanity unit, chrome heated towel radiator, obscure double glazed window.

Cloakroom

WC inset to vanity unit, obscure window to rear aspect.

EXTERIOR

Front

Block paved driveway leading to integral garage with electric roller door. Side access to rear garden.

Rear Garden

Paved patio area leading to lawned garden with established borders.

Garage

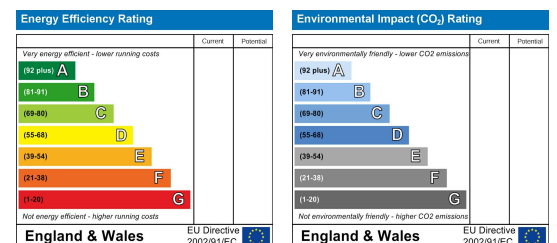
Single integral garage with electric roller door.

Area Map



Floor Plans

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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