

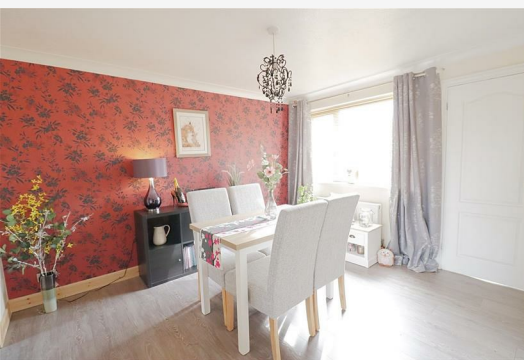


15 BLAKE DRIVE, BRAINTREE CM7

OFFERS OVER £260,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** GUIDE PRICE £260,000 - £270,000 **** Situated within a quiet cul-de-sac overlooking open playing fields, this beautifully presented THREE bedroom home has been lovingly looked after by the present owner, and in our opinion would make an ideal first time purchase. Benefitting from a single Garage which offers scope for conversion to create additional internal living space if required, there is a block paved driveway to the front for two vehicles, whilst internally comprising of a Living Room, Dining Room, Kitchen, Three bedrooms and a Family Bathroom. The rear garden is well maintained and commences with a paved patio opening onto a well established garden laid mainly to lawn. Viewing highly recommended.



GROUND FLOOR

Entrance Hall

Laminate wood flooring, door into;

Dining Room 11'10" x 9'11" (3.63 x 3.03)

Laminate flooring, radiator, double glazed window to front aspect, walk in storage cupboard, door to Kitchen, opening to;

Living Room 16'2" x 11'0" (4.93 x 3.36)

Laminate flooring, patio doors opening to the rear garden, stairs rising to first floor, TV point, radiator

Kitchen 11'1" x 6'8" (3.40 x 2.05)

Laminate flooring, door to rear garden, matching wall and base level units with under plinth lighting, roll edged work surfaces, integral oven with four ring gas hob inset to work surface, spaces for Washing Machine, Fridge-Freezer and Dishwasher.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Master Bedroom 12'7" x 10'9" (3.85 x 3.30)

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

Bedroom Two 10'10" x 10'7" (3.32 x 3.25)

Carpet flooring, double glazed window to rear aspect, radiator

Bedroom Three 9'9" x 8'4" > 6'10" (2.99 x 2.55 > 2.10)

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

Bathroom

Modern Bathroom suite comprising of a P-Bath with shower over, low level WC, hand wash basin inset to vanity unit, chrome heated towel rail, obscure window to rear aspect.

EXTERIOR

Front

Block paved driveway with parking for two vehicles. Garage to front with up and over door.

Rear Garden

Commencing with a paved patio area, then onto an established garden laid largely to lawn with mature border flower beds, enclosed by panelled fencing. Rear access gate providing access back to the front of the property.

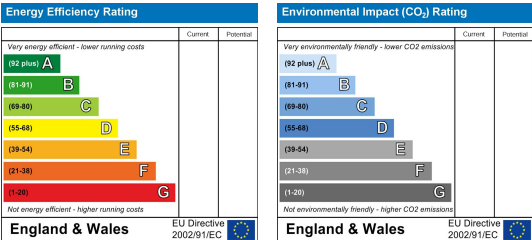
Area Map



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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