



56 DEERLEAP WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** CALLING ALL FIRST TIME BUYERS - NO ONWARD CHAIN **** Situated within the highly desirable KINGS PARK development, offering easy access to the A120 and Braintree Village Station, this attractive three bedroom end terrace home benefits from an EXTENSION to the rear of the property creating a bright and spacious Dining/Playroom.

Presented in excellent order throughout, the property further benefits from two driveway parking spaces to the front, whilst sitting conveniently within easy reach of the sought after Lyons Hall Primary School.

Early viewing is simply a must in order to avoid disappointing owing to the sought after nature of this family orientated development.

**** GUIDE PRICE £290,000 - £300,000 ****



GROUND FLOOR

Entrance Porch

Laminate flooring, double glazed window to side, radiator, doors to;

Cloakroom

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

Living Room 15’10” x 14’6” (4.85 x 4.42)

Laminate flooring, double glazed window to front, two radiators, feature fireplace, stairs rising to first floor, door to;

Kitchen 14’6” x 8’2” (4.42 x 2.51)

Tiled flooring, wall & base units with roll edged work surfaces, inset stainless steel sink, spaces fro appliances, radiator, opening to;

Dining Room/Playroom 10’11” by 9’5” (3.34 by 2.89)

Laminate flooring, radiator, patio doors to garden.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 13’6” x 8’5” (4.14 x 2.59)

Carpet flooring, double glazed window to front, radiator.

Bedroom Two 10’9” x 8’5” (3.28 x 2.59)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 7’1” x 5’8” (2.18 x 1.75)

Carpet flooring, double glazed window to front, radiator, built in cupboard.

Bathroom

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

EXTERIOR

Front Of Property

Driveway parking for two vehicles.

Garden

Decked seating area with remainder laid to lawn.

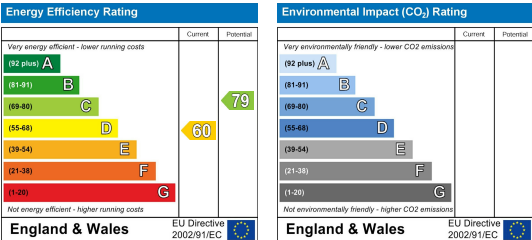
Area Map



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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