



34 MARTENS MEADOW, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** SOUGHT AFTER LOCATION **** Situated within walking distance of the excellent Lyons Hall Primary School, as well as nearby supermarket and shopping facilities at Braintree Village, this well presented and unique THREE bedroom home enjoys good sized living accommodation with an open-plan Kitchen/Dining Area, with the added benefit of an extended Garden Room with adjoining UTILITY ROOM, and part Garage conversion offering an ideal work from home space. The rear garden has been landscaped to create an easy maintenance entertaining space for summer long enjoyment, whilst to the front is an adjoining driveway offering off street parking. Viewing highly advised.



Front of Property

Picket fencing to front with path leading to front entrance door. Driveway to side leading to Garage with up and over door.

Entrance Hall

Laminate flooring, radiator, door leading to cloakroom

Cloakroom

WC, hand wash basin inset to vanity unit, radiator.

Living Room 18’2” x 10’5” (5.55 x 3.18)

Laminate flooring, double glazed window to front, TV point, under-stair storage cupboards, stairs to first floor, opening to;

Kitchen/Diner 13’10” x 9’4” (4.22 x 2.85)

Laminate flooring, french doors leading to rear garden, double glazed window to rear, radiator, wall & base units with roll edge work surfaces, integral double oven with 4 ring gas hob with chimney extractor hood over, space for fridge, under counter lighting, tiled splash-backs.

FIRST FLOOR

Landing

Laminate flooring, doors to;

Bedroom One 13’8” x 10’0” (4.18 x 3.05)

Laminate flooring, 3x double glazed windows to front, radiator, bespoke fitted wardrobe

Bedroom Two 11’7” x 7’7” (3.54 x 2.32)

Laminate flooring, bespoke fitted wardrobe, double glazed window to rear, radiator.

Bedroom Three 8’4” x 6’0” (2.56 x 1.83)

Laminate flooring, double glazed window to rear, radiator, loft access.

Bathroom 7’5” x 5’1” (2.28 x 1.56)

Fully tiled, bath with shower over, WC, hand wash basin inset to vanity unit, double glazed window to side.

Rear of Property

Commencing with a raised decking area, with fitted garden room structure then opening to garden laid to lawn with paved areas. External Utility Room and door to Garage.

Outdoor Utility

Laminate flooring, spaces for washing machine, tumble dryer & freezer.

Garage

Part converted, range of fitted units, power & lighting. Remaining Garage (front) with up and over door and internal storage space.

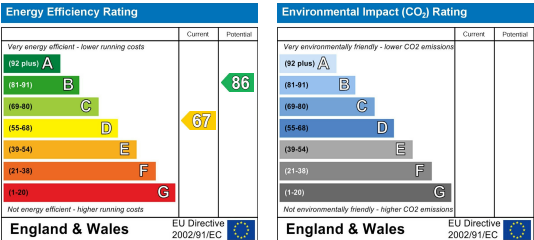
Area Map



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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