



26 CLAY PITS, BRAINTREE CM7

OFFERS IN EXCESS OF £340,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** SUPERBLY PRESENTED **** Finished to an excellent standard, this attractive property comes with a modern finish throughout, boasting numerous bespoke features within spacious accommodation including a Kitchen/Dining Room with separate UTILITY ROOM, Living Room with front and rear aspect with bespoke fitted furniture throughout, THREE well proportioned bedrooms with an EN-SUITE to the Master Bedroom, whilst externally benefitting from a landscaped rear garden with single GARAGE located at the rear of the property, with electric roller door and EV charging point, as well as a driveway able to accommodate two vehicles. Conveniently situated within a stones throw of nearby amenities, and offering easy access to the A120, do not miss out on this fabulous opportunity to make this home your own this summer.



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, doors to;

Living Room 16’0” x 10’2” (4.89 x 3.11)

Engineered oak flooring, double glazed window to front, patio doors to rear, radiator.

Kitchen/Diner 15’11” x 10’4” (4.87 x 3.15)

Engineered oak flooring, high gloss wall & base units with edged work surfaces, one & a half sink with mixer tap, spaces for dishwasher/American style fridge/ freezer & range style oven, radiator, storage cupboard, double glazed windows to front & rear, door to;

Utility Room/WC

Base unit with edged work surfaces, inset sink, spaces for washing machine & tumble dryer, WC, double glazed window to rear.

FIRST FLOOR

Landing

Doors to;

Bedroom One 15’11” x 10’2” (4.87 x 3.12)

Carpet flooring, radiator, double glazed windows to front and rear aspect

En-suite

Shower enclosure, WC, hand wash basin, radiator, obscure window to front aspect

Bedroom Two 11’2” x 11’1” (3.42 x 3.38)

Laminate flooring, double glazed window to front aspect, radiator

Bedroom Three 8’2” x 6’5” (2.50 x 1.98)

Carpet flooring, double glazed window to front aspect, radiator

Bathroom

Laminate flooring, obscure window to rear aspect, jacuzzi style bath with shower over, WC, hand wash basin, radiator

EXTERIOR

Garden

Commencing with a decked seating area, with garden laid largely to lawn with established borders, personnel door to Garage

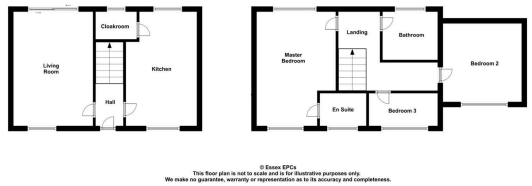
Garage

Single Garage with electric roller door to front, EV charging point, internal door to Garden, driveway to front for up to two vehicles

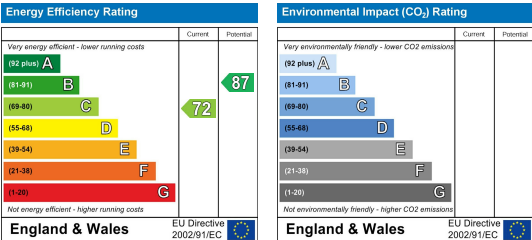
Area Map



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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