



10 LAMBERTS ORCHARD, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** COMPLETE ONWARD CHAIN - GUIDE PRICE £325,000 - £350,000 **** Situated within short walking distance of a good selection of local schools, as well as being within walking distance of the TOWN CENTRE & STATION, Branocs Estates are pleased to present this immaculate THREE bedroom Town House situated in a cul-de-sac position, benefitting from a newly fitted family bathroom. The property itself benefits from a first floor spacious lounge, Kitchen/Diner with integral appliances, Cloakroom, Utility Room, and a part converted garage with further driveway parking. The property is presented in truly first class decorative order and an internal inspection is highly recommended in order to appreciate the size and standard of accommodation on offer.



GROUND FLOOR

Entrance Hall

Tile effect flooring, stairs rising to first floor, radiator, door into Garage, doorway leading to kitchen/diner. Entrance to cloakroom

Kitchen/Diner 15'3 x 10'3 (4.65m x 3.12m)

Tile effect flooring, double glazed window to rear aspect, French doors opening to rear patio area, radiator, TV point, kitchen suite comprising wall and base level units with roll edged work surfaces, integral appliances including double oven with grill function, washing machine space, dishwasher and fridge-freezer. Four ring gas hob inset to work surface with fitted extractor over, tiled splashbacks, ceiling downlights and under counter lighting. Stainless steel sink with waste and drainer inset to work surface with adjustable mixer tap.

Cloakroom

Tile effect flooring, low level WC, radiator, towel rail, wall mounted hand wash basin, extractor fan, tiled splashback.

Utility Room 8'5" x 8'4" (2.59 x 2.55)

Presently used as a work from home salon, water connection available and internal door to Garage

Garage

Internal door from inner hallway leading to good sized single garage with power and lighting, up and over door to front.

FIRST FLOOR

Lounge 15'5 x 15'3 x 11'7 (4.70m x 4.65m x 3.53m)

Deep pile carpet flooring, 2 x Double glazed windows to front aspect, radiator, TV Point, feature decorated wall, phone point.

Bedroom Three 12'4 x 11'6 max (3.76m x 3.51m max)

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

Landing

Stairs rising to second floor, deep pile carpet flooring, doors into lounge and bedroom, radiator, landing window to rear aspect.

SECOND FLOOR

Landing

Carpet flooring, loft hatch, doors to bedrooms, bathroom, airing cupboard, storage cupboard.

Bedroom One 15'5 x 9'10 (4.70m x 3.00m)

Deep pile carpet flooring, door into bathroom, 2 x Double glazed windows to front aspect, fitted wardrobe, 2 x radiators.

Bedroom Two 10'7 x 8'5 (3.23m x 2.57m)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Newly fitted bathroom suite, fully tiled with four piece suite comprising of a spacious shower enclosure, Bath, hand wash basin inset to vanity unit, WC, demister mirror, heated towel rail.

EXTERIOR

Garden

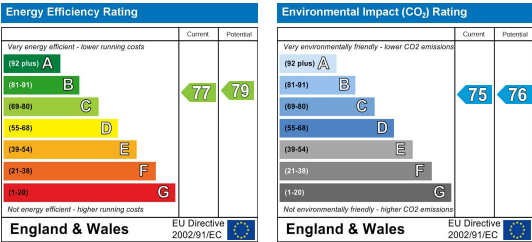
Private landscaped rear garden with porcelain patio area, garden laid to artificial lawn raised flower bed and side access gate. Driveway to front, with Garage with up and over door. Path to front entrance door. Further private parking space to the rear of the property.

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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