



4 TURNER CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** BEAUTIFUL HOME IN THE HEART OF THE VILLAGE **** Nestled upon the family orientated former hospital development, this SUPERBLY PRESENTED property comes with a SOUTH FACING GARDEN, and internally three bedrooms, with an EN-SUITE to the Master Bedroom. Benefitting from a modern finish and recently re-fitted Kitchen with INTEGRAL APPLIANCES, further benefits include a ground floor CLOAKROOM, GARAGE to the rear of the property with off street parking, and enjoys a great location with walking distance of village amenities. With easy access to Cressing Station and just 5 minutes from the A120 and A131, early viewing is highly recommended in order to truly appreciate the finish on offer.

GUIDE PRICE £325,000 - £350,000



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs rising to first floor, door to;

Living Room 13’8” x 12’3” (4.18 x 3.75)

Laminate flooring, double glazed window to rear aspect, french doors opening to rear garden, radiator, door to;

Dining Room 11’11” x 7’11” (3.65 x 2.42)

Laminate flooring, double glazed window to front, laminate flooring, radiator, deep under stair storage cupboard

Kitchen 8’8” x 7’3” (2.65 x 2.22)

Laminate flooring, matching wall and base level high gloss units with roll edged work surfaces, inset sink with adjustable mixer tap, double glazed window to rear, integrated oven with four ring ceramic hob and extractor over, integral washing machine and dishwasher, space for Fridge-Freezer.

Cloakroom

WC, hand wash basin inset to vanity unit, obscure window to rear aspect

FIRST FLOOR

Landing

Airing cupboard, double glazed window to front aspect, doors to;

Master Bedroom 10’9” x 9’0” (3.28m x 2.74m)

Double glazed window to rear aspect, laminate flooring, radiator, fitted wardrobe and additional cupboard, door to;

En-Suite

Corner shower enclosure, WC, hand wash basin inset to vanity unit, radiator, obscure window to rear aspect

Bedroom Two 9’2” x 8’11” (2.80 x 2.74)

Double glazed window to rear aspect, radiator, laminate flooring

Bedroom Three 7’10” x 6’3” (2.39 x 1.93)

Double glazed window to front aspect, laminate flooring, radiator, deep storage cupboard

Family Bathroom

Bath with shower over, WC, hand wash basin inset to vanity unit, obscure window to front aspect, radiator, tiled flooring

EXTERIOR

Garden

South facing garden commencing with a paved patio area, leading to garden laid to lawn with established borders, and corner decked seating area

Garage & Parking

Single Garage located to the rear of the property, with off street parking in front.

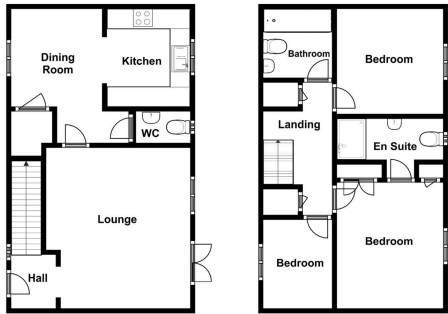
NOTES

The property is available FREEHOLD, with an estate charge of £179 per annum. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sign of the Estate Management Pack.

Area Map

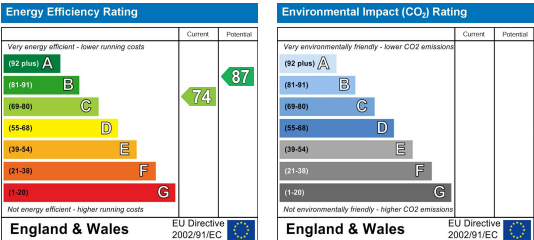


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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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