



20 MEDLEY ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** MUST VIEW! SHOW HOME FINISH! **** Situated within this highly favoured village, enjoying generous frontage with great off street parking abilities, this extended THREE bedroom semi-detached home comes with a stunning centrepiece Kitchen/Diner with high-gloss units and quartz work surfaces, with LED mood lighting throughout. Opening onto a spacious Family Room which in turn, opens to the easy maintenance rear garden. The living room comes with a fitted LOG BURNER, whilst to the rear of the property is a single GARAGE offering ideal storage space, and a landscaped garden with raised decking seating area and fixed Pergola. With the ultimate benefit of planning permission GRANTED for a further two storey side and rear extension, early viewing is highly advised in order to avoid disappointment.

**** GUIDE PRICE £350,000 - £375,000 ****



GROUND FLOOR

ENTRANCE HALL

Engineered wood flooring, stairs to first floor, door to lounge

LOUNGE 15'8" x 12'5" (4.80 x 3.80)

Laminate flooring, double glazed window to front, TV point. log burner, downlights, radiator, door to:

KITCHEN/DINER 15'10" x 9'3" (4.85 x 2.83)

Laminate flooring, newly fitted kitchen with matching wall & base high-gloss units, quartz worktops with matching upstands, inset one and a half sink with mixer tap, 4 ring induction hob, extractor, integrated double oven & microwave oven, integral dishwasher, space for washing machine, recessed downlights, LED mood lighting, opening to:

FAMILY ROOM 15'2" x 9'6" (4.63 x 2.90)

Laminate wood flooring, french doors to rear garden, radiator, range of double glazed windows to rear aspect, TV point

FIRST FLOOR

LANDING

Carpet flooring, loft access, airing cupboard, doors to:

MASTER BEDROOM 13'4" x 9'0" (4.08 x 2.76)

Double glazed window to front, radiator, laminate flooring

BEDROOM TWO 10'1" x 7'8" (3.08 x 2.35)

Double glazed window to rear, laminate flooring, radiator

BEDROOM THREE 10'0" x 6'5" (3.06 x 1.97)

Double glazed window to front, radiator, carpet flooring, cupboard

BATHROOM

Fully tiled, obscure double glazed window to rear, Jacuzzi bath with shower over, hand wash basin & WC inset into vanity unit, chrome heated towel rail, downlights

FRONT OF PROPERTY

Laid to lawn, double length drive to side with potential for further parking for at least 3 vehicles if required, side access to rear garden.

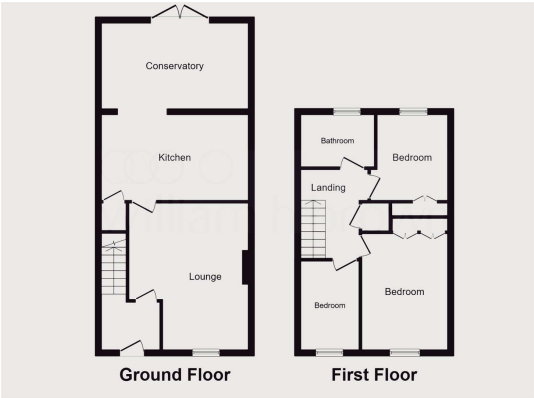
REAR OF PROPERTY

Commencing with a paved patio, easy maintenance rear garden with artificial lawn, raised lower decking area with fitted pergola, door to garage

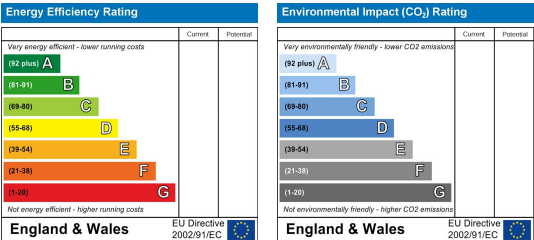
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

