



## 1 MARLIN COURT, BRAINTREE CM7

GUIDE PRICE £375,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Situated within a private gated community of just four properties, within a stones throw of Braintree Station and Town Centre amenities, this modern and superbly presented THREE bedroom property comes with generous frontage, and driveway parking for at least three vehicles. Internally the property offers great room proportions, with a spacious Living Room, 19' KITCHEN/DINER with french doors opening to the rear garden, together with a ground floor Cloakroom, whilst the first floor presents three excellent bedrooms, with an EN-SUITE to the Master Bedroom, together with a modern family Bathroom. The unique position of this beautiful home offers both privacy and security, whilst being within easy reach of nearby amenities and transport links, and just a short 3 minute drive from the A120 corridor. Viewing is essential in order to truly appreciate the space and finish on offer.



GROUND FLOOR

Entrance Hall

Carpet flooring, radiator, doors to:

Cloakroom

WC, hand wash basin, radiator

Living Room 19'1" x 15'8" (5.84 x 4.78)

Carpet flooring. double glazed window to front, 2x radiators, stairs rising to first floor, door to:

Kitchen/Diner 19'1" x 11'4" (5.83 x 3.47)

Laminate flooring, french doors & window to rear, under stair storage cupboard, wall & base units, one & half ceramic sink, integrated oven with 4 ring hob with extractor over, integrated fridge freezer, dishwasher & washing machine

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to:

Master Bedroom 11'7" x 11'4" (3.54 x 3.47)

Carpet flooring. double glazed window to front, radiator, door to:

En-Suite

Double shower, WC, hand wash basin, radiator, laminate flooring

Bedroom Two 11'6" x 10'3" (3.51 x 3.14)

Carpet flooring. radiator, double glazed window to rear

Bedroom Three 10'7" x 8'5" (3.23 x 2.58)

Carpet flooring, radiator, double glazed window to rear

Bathroom

Shower with bath over, WC, hand wash basin, heated towel rail, laminate flooring, velux window to rear

Front of Property

Laid to lawn with path to front entrance, adjoining stone shingle driveway, gate leading to rear garden

Rear of Property

Sandstone patio seating area, remainder laid to lawn with enclosed borders

NOTES

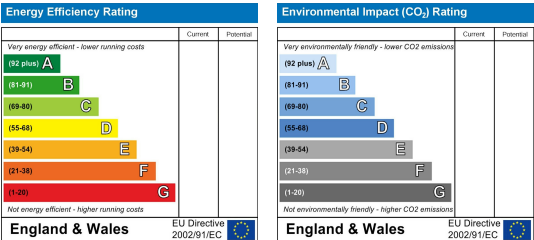
We are advised that the property is sold subject to the grant of probate, for which the probate application has already been submitted.

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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