



20 STANSTRETE FIELD, BRAINTREE CM77

OFFERS IN EXCESS OF £300,000

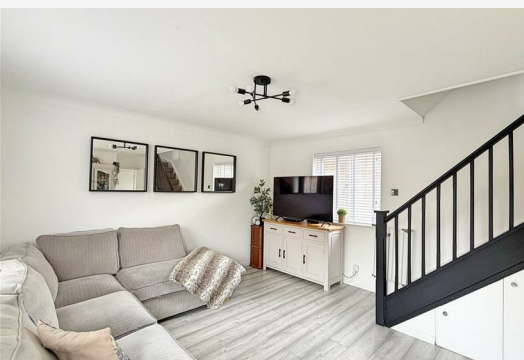
2 Bedrooms | 1 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Enjoying a quiet position within the sought after Great Notley Garden Village, this ideal two bedroom property is BEAUTIFULLY PRESENTED throughout, and offers TWO DOUBLE bedrooms, together with a large private rear garden, with POTENTIAL TO EXTEND STPP.

Internally, the property benefits from a spacious living room together with a well appointed kitchen, whilst externally offering two allocated parking spaces directly outside your front door.

The property is situated within walking distance of local amenities including a supermarket, doctors surgery, and the popular Great Notley Discovery Centre & Park, making this a perfect home for first time buyers and young families alike.

Available with NO ONWARD CHAIN, early viewing is highly advised in order to avoid disappointment!



GROUND FLOOR

Entrance Hall

Laminate flooring, storage cupboard. Doors leading to:

Cloakroom

Laminate flooring with obscure double glazed window to the front aspect. WC, pedestal hand wash basin and radiator.

Kitchen 9’7” x 6’10” (2.93m x 2.10m)

Laminate flooring with double glazed window to the side aspect. Fitted with a range of wall and base level units and roll edge work surfaces. Features a one and a half bowl ceramic sink with mixer tap, spaces for oven, washing machine and fridge/freezer. Wall mounted gas fired boiler.

Living Room 14’5” x 13’1” (4.40m x 4.01m)

Spacious living area with laminate flooring and double glazed windows to both front and rear aspects. Under stairs storage cupboard, radiator and stairs rising to first floor.

FIRST FLOOR

Landing

Carpet flooring with double glazed window to the front aspect. Doors leading to:

Bedroom One 13’2” x 11’3” (4.02m x 3.45m)

Carpet flooring with double glazed windows to front and rear aspects. Built in storage cupboard and radiator.

Bedroom Two 12’10” x 6’10” (3.93m x 2.09m)

Carpet flooring with double glazed windows to side and rear aspects, radiator

Bathroom

Three piece suite comprising of bath with ashower over, WC and pedestal hand wash basin. Obscure double glazed window to the front aspect and chrome heated radiator.

EXTERIOR

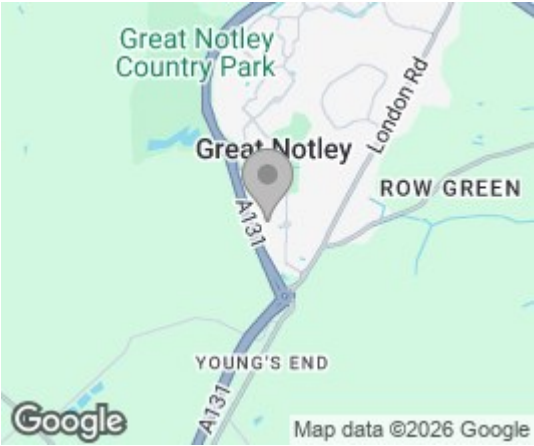
Front

Generous frontage providing parking for two vehicles, with additional stone shingle frontage area.

Rear Garden

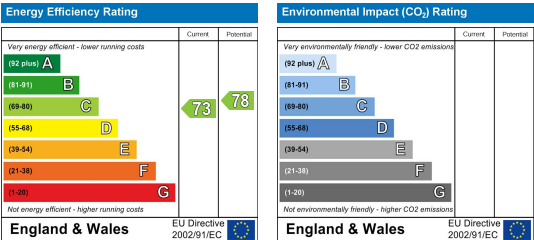
Paved patio area leading to lawned garden. Outbuilding to remain.

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

