



## 45 POCHARD WAY, BRAINTREE CM77

GUIDE PRICE £325,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* IDEAL FIRST TIME PURCHASE - NO ONWARD CHAIN! \*\*** Situated within the sought after Great Notley Garden Village is this extremely well-presented two bedroom property, being within walking distance of all local amenities and the 100' acre Countryside Park. The property benefits from UPVC double glazed windows & doors, gas central heating, bay fronted Living Room, well-fitted kitchen/diner, master bedroom with en-suite, a generous low maintenance rear garden and the luxury of adjoining driveway parking with a GARAGE en-bloc. The property is ideal for any First time purchaser or those looking to downsize with amenities close by. An early viewing appointment is highly recommended in order to appreciate the immaculate finish and prime location on offer.



## GROUND FLOOR

### Entrance Hall

Vinyl flooring, radiator, stairs to first floor.

### Living Room 13'8" x 10'11" (4.19 x 3.34)

Carpet flooring, double glazed bay window to front aspect, under stair storage cupboard, radiator

### Kitchen/Diner 14'1" x 8'0" (4.30 x 2.45)

Comprising of matching high gloss wall and base units with roll edge worktops. One and a half bowl sink with mixer taps, drainer and tiled splashbacks. Electric built in double oven with gas hob and extractor over. Space for fridge/freezer and washing machine. Wall mounted gas fired boiler housed within closed cupboard. Double glazed window to rear aspect and French doors leading to rear garden. Tiled flooring.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to side aspect, loft access, airing cupboard.

### Bedroom One 10'11" x 13'1" (3.35 x 3.99)

Carpet flooring, range of built in wardrobes, double glazed window to front aspect, radiator, door to;

### En-Suite

A suite comprising of a corner shower cubicle, low level WC and vanity hand wash basin with tiled splashbacks. Vinyl flooring, shaving point, obscure double glazed window to front aspect. Radiator.

### Bedroom Two 11'11" x 7'1" (3.65 x 2.16)

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

### Bathroom

Bathroom comprises of a panelled bath, pedestal hand wash basin and low level WC. Tiled splashbacks, tiled flooring, shaver poin, obscure double glazed window to rear.

## OUTSIDE

### Front of Property

A small pathway leads to the front of the property with dwarf hedging. Driveway to side.

### Rear of Property

The rear garden is enclosed by fencing and has been landscaped with planted borders. Additional patio area to the rear, gate to side leading to driveway

### Garage & Parking

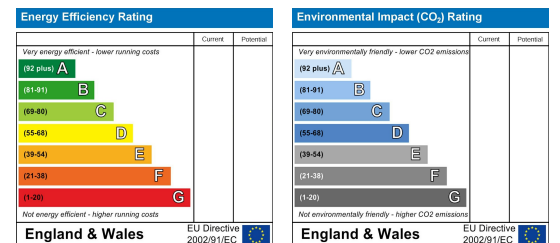
Single garage en-bloc. Driveway to the side of the property as well as an allocated parking space in front of the Garage

## 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.



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