



44 RUSHMOOR DRIVE, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** YOUR DREAM HOME AWAITS... **** Situated upon the extremely sought after HEATHLANDS DEVELOPMENT is this beautifully presented semi-detached home. The property would make for an IDEAL FIRST TIME PURCHASE or UPSIZE opportunity and benefits from a modern finish throughout with downstairs cloakroom, en-suite to master bedroom, SOUTH FACING rear garden and driveway parking. The location is a short walk to both Braintree Village Shopping Centre & Station and also Braintree Town Centre & Station. This property presents a fabulous opportunity and offers great versatility, and an early viewing is highly advised in order to avoid disappointment



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors off to Cloakroom and Lounge

Lounge 19'0 x 12'0 (5.79m x 3.66m)

Carpet flooring, double glazed window to front, TV point, door leading to Kitchen/Diner, under stairs storage cupboard.

Kitchen/Diner 18'7 x 10'4 (5.66m x 3.15m)

Tile effect flooring, side entrance door, window to rear aspect, patio doors opening to Conservatory, kitchen suite comprising matching wall and base level units with roll edged worktops, tiled splashbacks, integrated oven with four ring gas hob and extractor over, spaces for Fridge-Freezer, Washing Machine and Dishwasher. Space for Dining Table

Conservatory 9'10 x 9'10 (3.00m x 3.00m)

Range of double glazed windows to rear aspect, French doors opening to garden

FIRST FLOOR

Master Bedroom 11'6 x 9'5 (3.51m x 2.87m)

Carpet flooring, double glazed window to front aspect, fitted wardrobe, door to en-suite

En-Suite

Three piece bathroom suite comprising a fitted shower enclosure, low level WC, wall mounted hand wash basin

Bedroom Two 11'7 x 10'1 (3.53m x 3.07m)

Carpet flooring, double glazed window to rear aspect, fitted wardrobe

Bedroom Three 11'1 x 8'8 (3.38m x 2.64m)

Fitted cupboard, carpet flooring, double glazed window to front

Bathroom

Comprising a panel bath with mixer taps and shower attachment over, pedestal hand wash basin, low level WC, radiator, extractor fan, obscure window to rear aspect

EXTERIOR

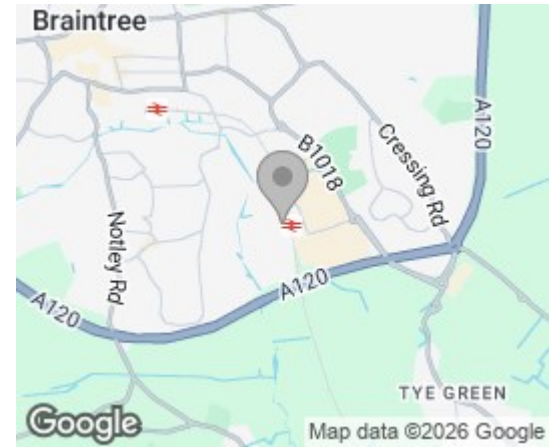
Front

Block paved driveway to side, front garden with mature flowerbed with shrubs and border plants. Path to front entrance door, side gate leading to rear garden

Rear Garden

Starting with a block paved patio area, leading to a raised decking platform with garden laid mainly to artificial lawn. Steps down to lower garden area housing a shed (to remain) and rocky flower bed. South facing aspect.

Area Map

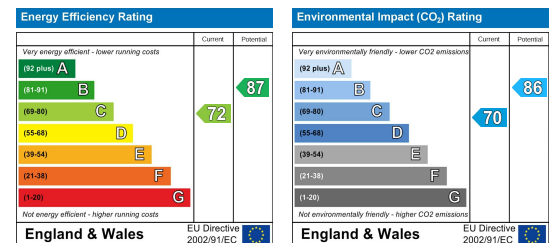


Floor Plans



For Illustrative Purposes Only.

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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