



4 COKERS CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

** NO ONWARD CHAIN ** Offering picturesque views fronting onto the Brain Valley towards the River Brain, this EXTENDED and deceptively spacious THREE bedroom home boasts THREE reception rooms, occupying a GENEROUS PLOT, with a GARAGE en-bloc situated at the rear of the property. Offering POTENTIAL for further EXTENSION STPP, this unique property benefits from a secluded private setting with outstanding views to the front, and offers a quiet retreat for any modern growing family. The village itself offers an array of accessible amenities, with Cressing Station located just a short walk from the property itself, offering a direct hourly service in to London Liverpool Street. With easy access towards the A12 at Witham, and being on the South side of Braintree for convenient access to the A120, early viewing is highly advised owing to the sought after nature of this development.

** GUIDE PRICE £375,000 - £400,000 **



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to:

Cloakroom

WC, hand wash basin

Kitchen 16'9" x 8'0" (5.13 x 2.44)

Wall and base units, door to rear garden and window to side aspect, door to:

Dining Room 23'5" x 9'11" (7.14 x 3.03)

Double glazed windows to front and rear aspect, door to:

Living Room 22'6" x 13'9" (6.88 x 4.20)

Double glazed window to front aspect, french doors to rear garden, feature fireplace, door to:

Study 10'2" x 8'7" (3.11 x 2.64)

Double glazed window to front aspect

FIRST FLOOR

Landing

Doors to:

Bedroom One 11'3" x 10'11" (3.45 x 3.34)

Fitted furniture, double glazed window to rear aspect

Bedroom Two 11'5" x 9'6" (3.48 x 2.92)

Fitted furniture, double glazed window to front aspect

Bedroom Three 8'2" x 7'7" (2.50 x 2.33)

Double glazed window to front aspect

Bathroom

Walk in shower enclosure, WC, hand wash basin, obscure window to rear aspect

EXTERIOR

Front

Generous front gardens extending to further side plot laid largely to lawn with an array of mature shrubs and established trees

Rear Garden

Established south facing rear garden, with path and gate leading to Garage en-bloc to the rear of the property

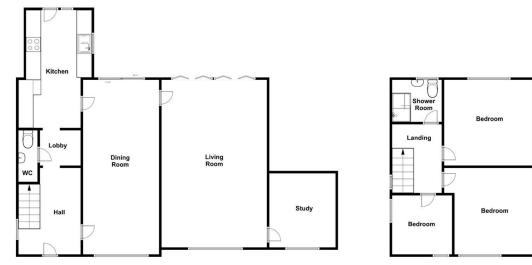
Garage

Situated en-bloc to the rear, with access onto Brain Valley Avenue

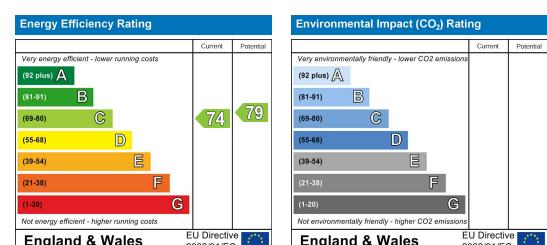
Area Map



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

