



## 3 MOTTS CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £550,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* PRIVATE CUL-DE-SAC LOCATION .... WALK TO TOWN CENTRE \*\*** Occupying one of the most GENEROUS BUNGALOW plots within the area, offering great POTENTIAL TO EXTEND & DEVELOP STPP, this larger than average Bungalow offers THREE bedrooms, ONE reception room, and a sizeable Kitchen/Breakfast Room, whilst occupying a unique spacious plot with large gardens laid predominantly to lawn, as well as a TRIPLE GARAGE, and large Driveway offering ample space for multiple vehicles. Bungalows of its kind are so rarely available, particularly positioned within close walking reach of Town Centre amenities and transport links. Early viewing is an absolute must in order to truly appreciate the space and potential on offer.



Entrance Porch

Leading to inner hallway, with doors to

Living Room 18’6” x 14’6” (5.65 x 4.42)

Laminate wood flooring, double glazed window to side, patio doors to rear, two radiators, patio doors leading to covered decking area.

Kitchen 13’9” x 11’8” (4.21 x 3.58)

Tiled flooring, double glazed window to front & side, wall and base level units with inset stainless steel sink, roll edge work surfaces, integral oven, hob & fridge/freezer, space for washing machine, radiator.

Utility/Boot Room

Tiled flooring, door leading to Garden

Master Bedroom 15’10” x 11’5” (4.84 x 3.48)

Carpet flooring, double glazed window to side, fitted wardrobe, radiator, door to;

En-suite

Tiled flooring, obscure double glazed window to side, bath, large walk shower enclosure, pedestal hand wash basin, WC, radiator.

Bedroom Two 12’6” x 11’2” (3.82 x 3.41)

Carpet flooring, double glazed window to front, fitted wardrobe,

Bedroom Three/Dining Room 15’10” x 13’10” (4.84 x 4.24)

Carpet flooring, double glazed window to rear, radiator.

Bathroom

Tiled flooring, obscure double glazed window to front, large corner shower enclosure, hand wash basin inset to vanity unit, WC, radiator.

EXTERIOR

Garden

Fully enclosed large wrap around garden laid mainly to lawn, under cover decked seating area, side access gate to front.

Triple Garage

Double garage with attached Single Garage workshop, power connected.

Driveway

Generous parking for several large vehicles

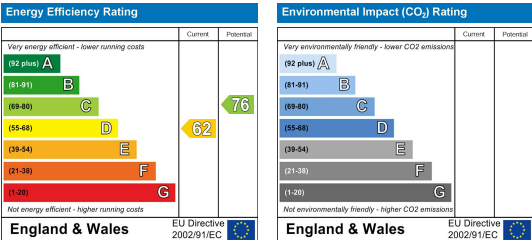
Area Map



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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