



37 HADFIELD DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £350,000

4 Bedrooms | 3 Bathrooms | 1 Reception

**** GENEROUS LIVING SPACE **** Situated within the renowned village of Black Notley, with its vast surrounding countryside and blend of excellent village amenities, this THREE/FOUR BEDROOM TOWN HOUSE offers excellent internal living space, with flexible and versatile living space for the growing family. Being within easy reach of Cressing Station, convenience is aplenty here, combined with modern living. Offering a GARAGE en-bloc, there is furthermore a good sized rear garden and accessible off street parking. Viewing highly advised.

**** GUIDE PRICE £350,000 - £375,000 ****



GROUND FLOOR

Entrance Porch

Laminate flooring, radiator, doors to;

Entrance Hall

Laminate flooring, radiator, stairs rising to first floor, airing cupboard, doors to;

Cloakroom

Wash hand basin, WC, radiator.

Study/ Bedroom Four 11’8” x 6’5” (3.58 x 1.98)

Carpet flooring, double glazed window to front, radiator.

Kitchen/ Diner 15’3” x 11’1” (4.67 x 3.40)

Tiled flooring, wall & base units, one & a half stainless steel sink with mixer tap, integral oven with five ring gas hob & extractor over, integral microwave & dishwasher, spaces fridge/freezer & washing machine, double glazed window & french doors to rear, pantry cupboard, under stairs storage cupboard.

FIRST FLOOR

Landing

Carpet flooring, stairs rising to second floor, doors to;

Lounge 15’3” x 11’10” (4.65 x 3.61)

Laminate flooring, radiator, feature fireplace, double glazed window to front, french doors to balcony.

Bedroom Two 15’3” x 8’11” (4.67 x 2.72)

Carpet flooring, two double glazed windows to rear, radiator, door to;

Ensuite

Tiled flooring, walk in shower, pedestal hand wash basin, WC, radiator.

SECOND FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 13’3” x 11’10” (4.06 x 3.63)

Carpet flooring, two double glazed windows to front, radiator, range of built in wardrobes.

Ensuite

Tiled flooring with underfloor heating, walk in shower, wash hand basin & WC inset to vanity unit.

Bedroom Three 15’3” x 8’11” (4.65 x 2.72)

Carpet flooring, two double glazed windows to rear, radiator.

Bathroom

Tiled flooring with underfloor heating, bath with shower over, wash hand basin & WC inset to vanity, heated towel rail.

EXTERIOR

Front

Path to front door with hedge borders.

Garden

Enclosed rear garden laid to paving.

Garage

Single garage with parking directly to front.

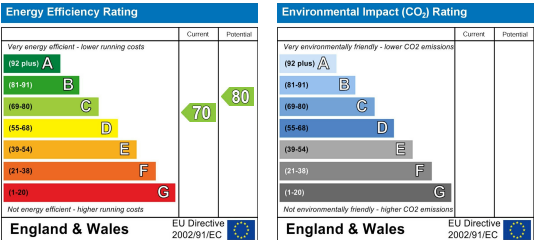
Area Map



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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