



36 GIFFINS CLOSE, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** COMPLETE ONWARD CHAIN **** Situated within a private cul-de-sac, within easy access of the nearby Hoppit Mead Nature Reserve and Marshalls Park, as well as being within walking distance of the Town Centre and Braintree Station, this spacious THREE bedroom semi-detached home enjoys a generous plot with large frontage, with driveway parking for multiple vehicles. Benefiting from POTENTIAL TO EXTEND STPP, internally the property offers a large Living Room with fireplace, spacious Kitchen/Diner, CONSERVATORY extension to the rear, whilst the first floor offers THREE BEDROOMS and family bathroom. Externally there is the benefit of a GARAGE, as well as a un-overlooked rear garden. Early viewing is highly advised in order to truly appreciate the space and potential on offer.



GROUND FLOOR

Entrance Hall

Radiator, carpet flooring, stairs to first floor, door to:

Living Room 16'8" x 14'8" (5.10 x 4.49)

Carpet flooring, radiator, large double glazed window to front, fireplace, door to:

Kitchen/Diner 17'10" x 10'4" (5.44 x 3.17)

Vinyl flooring, double glazed window to conservatory, French Doors to conservatory, radiator, wall and base level units with roll edged work surfaces, spaces for appliances, under stair storage cupboard

Conservatory 16'1" x 9'3" (4.92 x 2.84)

Tiled flooring, radiator, french doors and double glazed windows to rear aspect

FIRST FLOOR

Landing

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

Bedroom One 16'2" x 10'3" (4.94 x 3.13)

Carpet flooring, radiator, double glazed window to front aspect

Bedroom Two 11'9" x 10'3" (3.60 x 3.14)

Carpet flooring, radiator, double glazed window to rear aspect

Bedroom Three 10'9" x 7'8" (3.30 x 2.35)

Carpet flooring, radiator, double glazed window to front aspect

Bathroom

Shower over bath, WC and hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to rear aspect, tiled flooring

EXTERIOR

Front

Large driveway with parking for at least four vehicles, garden to lawn, side access to rear garden

Rear Garden

Established rear garden commencing with a paved patio area, garden to lawn with mature borders

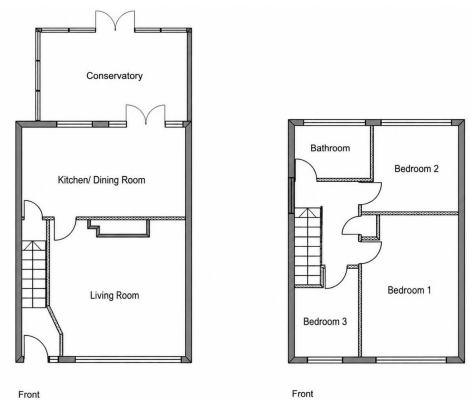
Garage

Single Garage with up and over door to front, power and lighting connected and window to rear aspect

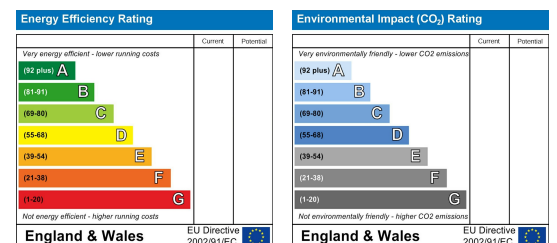
Area Map



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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