



388 COGGESHALL ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** EXTENDED FOUR BEDROOM FAMILY HOME **** Situated within easy reach of the A120/M11 corridor and Braintree Train Station, this beautifully EXTENDED semi-detached home offers generous and versatile living space, perfectly suited for modern family life.

The property features an impressive OPEN PLAN KITCHEN / DINING ROOM, complete with contemporary matte cabinetry, gloss worktops, and French doors opening onto the LANDSCAPED SOUTH FACING REAR GARDEN, ideal for entertaining and family gatherings. The ground floor also offers a welcoming BAY FRONTED LIVING ROOM with feature electric fireplace, and CLOAKROOM.

Upstairs, there are FOUR BEDROOMS, including a MASTER SUITE with fitted wardrobes and EN SUITE. Bedroom Two also enjoys built-in wardrobes, while the family bathroom completes the first-floor accommodation.

Externally, the garden has been thoughtfully designed with a large patio seating area, lawn, and raised flower beds, along with TWO POWERED STORAGE SHEDS. A side gate provides access to the front, where there is OFF



GROUND FLOOR

Entrance Hall

LVT flooring, stairs rising to first floor, doors to;

Cloakroom

Vinyl flooring, corner hand wash basin inset to vanity unit, WC, obscure double glazed window to side.

Living Room 14'6 x 12'4 (4.42m x 3.76m)

LVT flooring, double glazed bay window to front, radiator, feature fireplace, doors to;

Dining Area 11'4 x 10'5 (3.45m x 3.18m)

LVT flooring, radiator, opening to;

Kitchen 16'5 x 16'3 (5.00m x 4.95m)

LVT flooring, matching base & wall units with edged work tops, one & a half sink with central mixer tap, breakfast bar, integral eye level double oven, four ring gas hob with extractor over, spaces for fridge/ freezer. dishwasher, washing machine & tumble dryer, two double glazed windows & french doors to rear.

FIRST FLOOR

Bedroom One 12'1 x 9'7 (3.68m x 2.92m)

Carpet flooring, fitted wardrobes, radiator, double glazed window to rear, door to;

Ensuite

Vinyl flooring, shower enclosure, hand wash basin, obscure double glazed window to side.

Bedroom Two 11'6 x 11'4 (3.51m x 3.45m)

Laminate flooring, double glazed window to front, radiator, fitted wardrobes, airing cupboard.

Bedroom Three 11'7 x 8'3 (3.53m x 2.51m)

Laminate flooring, radiator, double glazed window to rear.

Bedroom Four 9'3 x 7'0 (2.82m x 2.13m)

Carpet flooring, double glazed window to front, radiator.

Bathroom

Tiled flooring, bath with shoer over, pedestal hand wash basin, WC.

EXTERIOR

Garden

Landscaped garden commencing with paved patio area & raised borders, steps leading to artificial lawn and two outbuildings. side access gate to front.

Front Of Property

Resin driveway providing parking for multiple vehicles.

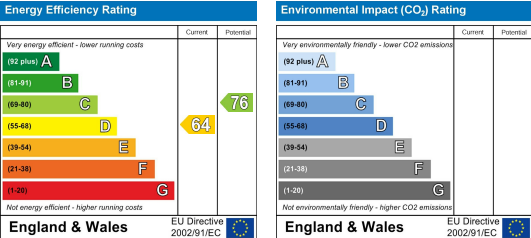
Area Map



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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