



89 TORTOISESHELL WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** STUNNING HOME **** Presented in OUTSTANDING decorative order throughout, and finished to the highest of standards, situated upon the favourable "Butterflies" development on the edge of the Town Centre within short walking distance of the nearby Station, Nature Reserve, and offering immediate access to the A120, Branocs Estates are delighted to welcome to the market this exemplary home. Offering open plan Living space, with a re-fitted modern kitchen with integrated appliances, three well proportioned bedrooms and a modern Bathroom suite, the property makes for an ideal FIRST TIME purchase or even upsize, and offers potential to extend STPP as well as the opportunity to convert the existing GARAGE into a potential Study or Playroom. Owing to the superb finish and highly desirable nature of this location, we advise an early viewing appointment in order to avoid disappointment.

**** GUIDE PRICE £325,000 - £350,000 ****



Hallway

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

Cloakroom

Laminate flooring, WC, wall mounted hand wash basin, obscure window to side

Lounge/Diner 23’9” > 14’0” x 12’6” > 7’6” (7.24 > 4.29 x 3.82 > 2.30)

Laminate flooring, radiator, under-stair storage cupboard, window to front, patio doors leading to rear garden, door to;

Kitchen

Tiled flooring, wall & base units, integrated fridge freezer, dishwasher & washing machine, space for freestanding oven with fitted extractor hood above, ceiling spotlights, door leading to rear garden

FIRST FLOOR

Landing

Carpet flooring, loft access, storage cupboard, doors to;

Bedroom One 12’2” x 9’5” (3.72 x 2.88)

Carpet flooring, radiator, window to rear, fitted wardrobe

Bedroom Two 11’3” x 7’10” (3.45 x 2.40)

Carpet flooring, radiator, window to front

Bedroom Three 8’4” x 7’8” (2.56 x 2.36)

Carpet flooring, window to front, radiator, over-stair storage cupboard

Bathroom

Vinyl flooring, fully tiled walls, bath with shower over, hand wash basin inset to vanity unit, WC, heated towel rail

Rear of Property

Commencing with a paved patio area with steps rising to the lawn area. Mature flowerbed and shrub borders, enclosed by panel fencing. Personnel door into garage.

Garage & Parking

Single garage with power & lighting. Driveway parking for 1 vehicle

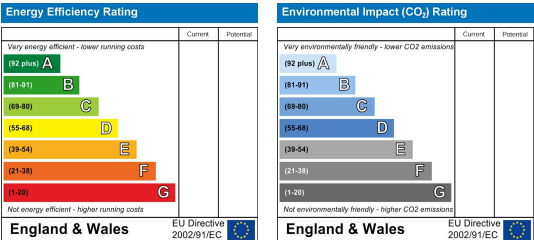
Area Map



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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