



28 RYE GRASS WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

** OUTSTANDING LOCATION - GUIDE PRICE £300,000 - £310,000 ** Situated within the hugely popular HEATHLANDS development within a quiet cul-de-sac, this popular design of three bedroom semi-detached home constructed by reputable local builders Tanner & Wicks comes to the market in outstanding decorative order throughout, and would make an excellent first time buyers property being just minutes from Braintree Village and Station. With good sized internal living space, and off road parking for 2-3 vehicles, we highly advise an early viewing in order to appreciate the accommodation on offer.



GROUND FLOOR

Entrance Hall

Laminate wood flooring, radiator, stairs to first floor, door to Cloakroom and Lounge

Cloakroom

low level WC, hand wash basin, radiator, obscure double glazed window to front, hard wood flooring

Lounge 15'0" x 11'6" (4.58 x 3.53)

Carpet flooring, one double glazed window to front aspect and one to side aspect, radiator, TV point, under stairs storage cupboard, smooth ceiling, door to Kitchen/ Diner, smooth ceiling

Kitchen/Diner 18'3" x 9'0" (5.57 x 2.75)

Range of wall and base units, integrated oven & hob, space for fridge/freezer, washing machine, dishwasher and tumble dryer, hard wood flooring, double glazed window to rear, side door, double door to conservatory, smooth ceiling

Conservatory 9'5" x 8'6" (2.89 x 2.61)

Tiled floor, range of window to two sides, double doors to garden

FIRST FLOOR

Landing

Carpet flooring, loft access, airing cupboard

Master Bedroom 11'11" x 10'8" (3.65 x 3.27)

Carpet flooring, double glazed to front, radiator, fitted wardrobe, smooth ceiling

Bedroom Two 11'2" x 9'11" (3.41 x 3.03)

Carpet flooring, radiator, fitted wardrobe, double glazed window to rear, smooth ceiling

Bedroom Three 8'5" x 8'1" (2.57 x 2.47)

Carpet flooring, radiator, double glazed to front, fitted wardrobe, smooth ceiling

Bathroom

Low level WC, hand wash basin, towel radiator, bath with shower over, shower screen, fully tiled, extractor fan, smooth ceiling with inset down lights, double glazed obscure window to rear

EXTERIOR

Front

Paved driveway to side, paved path to front door, shed to remain

Rear Garden

Commencing with paved patio area, rest of garden laid to artificial grass, side access gate, enclosed with panelled fencing, outside tap

Area Map

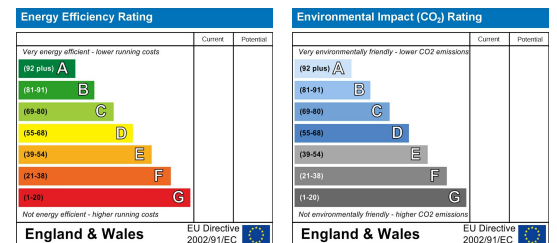


Floor Plans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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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