



12 PHOENIX ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 3 Bathrooms | 1 Reception

**** SHOW HOME FINISH **** Situated upon the desirable "Meadow Rise" development, within easy reach of the Town Centre & Station, as well as offering direct access onto the A120, this STUNNING family home is one not to be missed. Constructed by reputable house builders Countryside Developments, retaining NHBC warranties, the property comprises of OPEN PLAN ground floor living, with spacious reception space, combined with FOUR well proportioned bedrooms, with an EN-SUITES to the Master and Second bedrooms. Benefitting from a TANDEM GARAGE, and landscaped rear Garden, this beautiful property is the epitome of modern family living, and only by internal inspection can you truly appreciate the excellent finish on offer.



Entrance Hall

LVT flooring, stairs rising to first floor, radiator, door leading to:

Cloakroom

LVT flooring, WC, hand wash basin, window to front, radiator, ceiling spotlights

Lounge/Diner 19’0” x 16’4” (5.81 x 4.99)

LVT flooring window to side, storage cupboard, patio doors leading to rear garden, 2x radiators

Kitchen 10’6” x 8’7” (3.22 x 2.64)

LVT flooring, bay window to front, wall & base units, integrated double oven with gas hob with extractor over, integral fridge/freezer, dishwasher & washing machine, radiator, ceiling spotlights

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access

Bedroom One 17’6” x 9’8” (5.34 x 2.97)

Carpet flooring, window to front, radiator, door leading to:

En-Suite

LVT flooring, shower enclosure, WC, hand wash basin, heated towel rail, window to rear

Bedroom Two 13’6” x 12’8” (4.12 x 3.88)

Carpet flooring, window to front, radiator, door leading to:

En-Suite

LVT flooring, shower enclosure, WC, hand wash basin, towel rail, window to front

Bedroom Three 13’2” x 9’3” (4.02 x 2.82)

Carpet flooring, window to rear, radiator

Bedroom Four 9’7” x 6’10” (2.94 x 2.10)

Carpet flooring, window to rear, radiator

Bathroom

LVT flooring, bath with hair attachment, WC, hand wash basin, window to side, heated towel rail, ceiling spotlights

Rear Garden

Commencing with a paved patio seating area, remainder artificial lawn, enclosed by panel fencing, side door to garage

Garage

Double length with up & over door, power & lighting

Driveway

Parking for one vehicle

NOTES

The property is available FREEHOLD, with an annual advised estate charge of £337.66. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sign of the Estate Management Pack.

Area Map

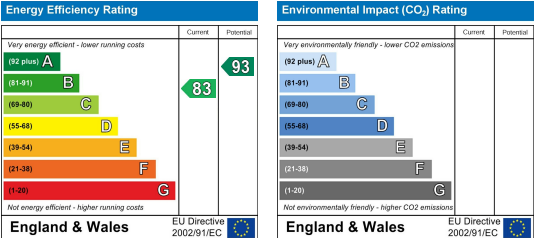


Floor Plans



© Essex EPCs. 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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

