



## 20 STANSTRETE FIELD, BRAINTREE CM77

OFFERS IN EXCESS OF £300,000

### 2 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** Enjoying a quiet position within the sought after Great Notley Garden Village, this ideal two bedroom property is BEAUTIFULLY PRESENTED throughout, and offers TWO DOUBLE bedrooms, together with a large private rear garden, with POTENTIAL TO EXTEND STPP.

Internally, the property benefits from a spacious living room together with a well appointed kitchen, whilst externally offering two allocated parking spaces directly outside your front door.

The property is situated within walking distance of local amenities including a supermarket, doctors surgery, and the popular Great Notley Discovery Centre & Park, making this a perfect home for first time buyers and young families alike.

Available with NO ONWARD CHAIN, early viewing is highly advised in order to avoid disappointment!



## GROUND FLOOR

### Entrance Hall

Laminate flooring, storage cupboard. Doors leading to:

### Cloakroom

Laminate flooring with obscure double glazed window to the front aspect. WC, pedestal hand wash basin and radiator.

### Kitchen 9'7" x 6'10" (2.93m x 2.10m)

Laminate flooring with double glazed window to the side aspect. Fitted with a range of wall and base level units and roll edge work surfaces. Features a one and a half bowl ceramic sink with mixer tap, spaces for oven, washing machine and fridge/freezer. Wall mounted gas fired boiler.

### Living Room 14'5" x 13'1" (4.40m x 4.01m)

Spacious living area with laminate flooring and double glazed windows to both front and rear aspects. Under stairs storage cupboard, radiator and stairs rising to first floor.

## FIRST FLOOR

### Landing

Carpet flooring with double glazed window to the front aspect. Doors leading to:

### Bedroom One 13'2" x 11'3" (4.02m x 3.45m)

Carpet flooring with double glazed windows to front and rear aspects. Built in storage cupboard and radiator.

### Bedroom Two 12'10" x 6'10" (3.93m x 2.09m)

Carpet flooring with double glazed windows to side and rear aspects, radiator

### Bathroom

Three piece suite comprising of bath with ashower over, WC and pedestal hand wash basin. Obscure double glazed window to the front aspect and chrome heated radiator.

## EXTERIOR

### Front

Generous frontage providing parking for two vehicles, with additional stone shingle frontage area.

### Rear Garden

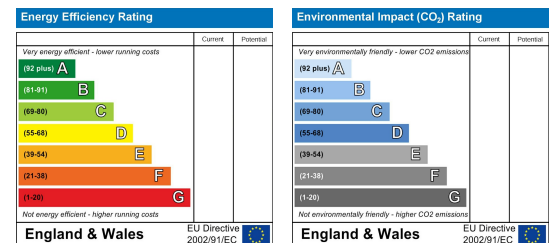
Paved patio area leading to lawned garden. Outbuilding to remain.

## 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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