



70 BEDELLS AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £360,000

3 Bedrooms | 2 Bathrooms | 3 Receptions

**** EXTENDED FAMILY HOME **** Nestled within a quiet cul-de-sac within the renowned village of Black Notley, just a short walk from Cressing Station and giving easy access to both Braintree Town Centre, and the nearby town of Witham which provided access to the A12, this much improved and EXTENDED family home offers THREE reception rooms, a well proportioned Kitchen, ground floor SHOWER ROOM, and family bathroom. Externally the property offers generous block paved frontage with excellent off street parking, and a SOUTH FACING landscaped rear garden with patio seating area. Owing to the highly desirable location early viewing is recommended in order to avoid disappointment.



Front of Property

Blocked paved driveway, Single integral garage with up & over door.

GROUND FLOOR

Entrance Hall

Carpet flooring, stairs rising to first floor, under stair storage, doors to;

Living Room 20’8” x 14’8” (6.30 x 4.48)

Laminate flooring, feature fireplace, double glazed window to front aspect, doors leading to study.

Kitchen 11’10” x 9’0” (3.61 x 2.75)

Tiled flooring, wall & base units with roll edged work surfaces, space for range cooker & appliances, breakfast bar, service hatch opening to;

Dining Room 10’7” x 7’10” (3.25 x 2.40)

Tiled flooring, window to rear, radiator, doors to;

Study/Playroom 11’1” x 7’10” (3.38 x 2.40)

Laminate flooring, doors leading to rear garden, french doors through to Dining Room

Shower Room

Tiled flooring, WC, wall mounted hand wash basin, obscure window

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Master Bedroom 12’7” x 10’2” (3.84 x 3.12)

Carpet flooring, window to front aspect, radiator, fitted wardrobes

Bedroom Two 10’11” x 10’2” (3.33 x 3.10)

Carpet flooring, window to rear aspect, radiator, fitted wardrobes

Bedroom Three 8’10” x 7’10” (2.71 x 2.41)

Carpet flooring, window to front and rear aspect, radiator

Bathroom

Tiled flooring, pedestal hand wash basin, WC, obscure window to rear

EXTERIOR

Rear Garden

Commencing with a paved patio seating area with further raised patio seating area, remainder artificial lawn, enclosed by panel fencing with rear access gate providing access to the front of the property

Garage

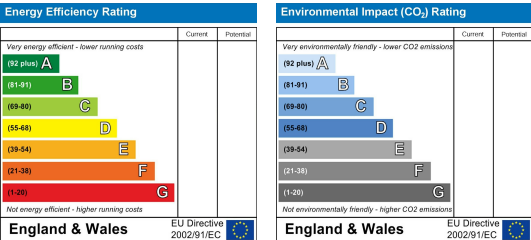
Single integral Garage with up and over door to front, offering potential for conversion subject to appropriate regulations.

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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