



61 TWELVE ACRES, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** IDEAL FIRST TIME PURCHASE **** Situated upon the favourable MARKS FARM development, this EXTENDED two bedroom property benefits from a single storey extension to the rear elevation, giving larger than expected living space, whilst benefitting from a good sized LANDSCAPED rear garden, and double length driveway. Presented in first class order throughout, the property is ideally located for an array of local amenities, good selection of schools, and nearby transport links with efficient access to the A120, as well as being situated close to Braintree Village Station. Early viewing is highly recommended in order to truly appreciate the finish on offer.



GROUND FLOOR

Entrance Hall

Stairs to first floor, door to;

Lounge/Dining Room 24'1 x 12'10 (7.34m x 3.91m)

Carpet flooring, double glazed window to front aspect, under stair storage cupboard, radiator, doors to:

Kitchen 12'3 x 9'3 (3.73m x 2.82m)

LVT flooring, double glazed window to rear aspect, french doors opening to rear garden, matching wall and base level high gloss units with composite work surfaces with splash back. Inset sink with mixer tap, integrated oven with four ring induction hob and extractor over, fridge and freezer.

FIRST FLOOR

Bedroom One 10'8 x 10'6 (3.25m x 3.20m)

Carpet flooring, double glazed window to front, radiator

Bedroom Two 13'2 x 8'8 (4.01m x 2.64m)

Carpet flooring, double glazed window to rear, radiator

Bathroom

Shower over bath, WC, hand wash basin inset to vanity unit, radiator

EXTERIOR

Front

Double length driveway with side access gate to rear garden, path to front entrance door

Rear Garden

Landscaped south facing garden with resin patio seating area and paths, with garden laid to artificial lawn

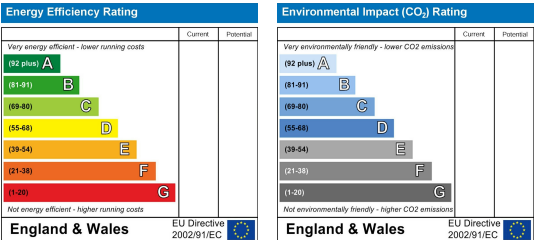
Area Map



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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