



## Martens Meadow

Braintree, CM7 3LB

Freehold  
Tax Band: D

**Offers In Excess Of £365,000**



Boasting a 19' TOP FLOOR master bedroom with DRESSING AREA & EN-SUITE, en-suite to bedroom two plus impressively sized ground floor living space inc. 17' lounge, 17' CONSERVATORY plus STUDY/PLAYROOM and spacious kitchen/breakfast room is this EXTENDED three bedroom end terrace property. Benefiting from a (part-converted) GARAGE, driveway parking, generous accommodation SET OVER THREE FLOORS and ideally located in the popular Marks Farm development - Just a short walk to local shops/amenities & popular schools. Ideal for first time buyers!!



# Martens Meadow, Braintree, CM7 3LB

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed main entry door, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Doors to cloakroom and lounge.

### CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

### LOUNGE:

17'11 max reducing to 14'09 x 10'06 (5.46m max reducing to 4.50m x 3.20m)

Double glazed window to front aspect, under stairs storage cupboards, central gas fireplace with marble hearth and surround, radiator, solid wood flooring and smooth coved ceiling with sunken spotlights.

### INNER HALL:

Stairs to first floor, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

### KITCHEN / DINER:

13'10 x 9'07 (4.22m x 2.92m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), breakfast bar, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Double doors onto conservatory.

### CONSERVATORY:

17'02 x 13'07 reducing to 9'00 (5.23m x 4.14m reducing to 2.74m)

Brick and UPVC construction with vaulted glass roof, radiator. French doors onto rear garden.

### STUDY / PLAYROOM:

11'04 x 8'03 (3.45m x 2.51m)

(Part-converted from original garage), radiator, carpeted flooring and smooth ceiling. Door to garage front.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, stairs to second floor with under stairs storage cupboard, large recessed study/storage area, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

### BEDROOM TWO:

11'08 x 1'04 reducing to 8'11 (3.56m x 0.41m reducing to 2.72m)

Two double glazed windows to front aspect, built-in wardrobes and fitted overhead storage cupboards, radiator, carpeted flooring and smooth coved ceiling.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled corner shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring.

### BEDROOM THREE:

11'08 x 7'09 (3.56m x 2.36m)

Double glazed window to rear aspect, built-in wardrobes and fitted overhead storage cupboards, radiator, carpeted flooring and smooth coved ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Access directly into:

### MASTER BEDROOM:

19'10 x 11'04 max (6.05m x 3.45m max)

Double glazed window to side aspect and Velux window to alternate side aspect, a series of built-in wardrobes, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

### EN-SUITE:

Velux window to side aspect, enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin with tiled splash backs, built-in storage cupboard, extractor fan, heated towel rail, tiled flooring and smooth vaulted ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Hard-landscaped rear garden enclosed by fencing.

### GARAGE (PART-CONVERTED), DRIVEWAY & PARKING:

Attached part-converted garage fitted with up & over door, power and lighting with access door into converted room.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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