



Tufted Close

Braintree, CM77 7YE

Guide Price £425,000



Benefiting from POTENTIAL TO EXTEND (stpp) with EN-SUITE to master, BAY-FRONTED lounge & separate dining room plus UTILITY is this four bedroom DETACHED property. Offering GARAGE (part-converted) with driveway for FOUR cars & a short walk to all local amenities.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, textured ceiling, door to garage.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, radiator, tiled flooring, textured ceiling.

LOUNGE:

14'10" x 11'7" (4.52m x 3.53m)

Double glazed bay window to front aspect, fireplace surround, radiator, laminate wood flooring, textured ceiling. French doors to dining room.

DINING ROOM:

9'3" x 8'10" (2.82m x 2.69m)

Radiator, laminate wood flooring, textured ceiling. Double glazed patio door to rear garden.

KITCHEN:

10'1" x 9'1" (3.07m x 2.77m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, space for fridge/freezer and dishwasher, radiator, vinyl flooring, textured ceiling.

UTILITY ROOM:

Matching wall and base units, space for washing machine and tumble dryer, wall-mounted boiler, radiator, vinyl flooring, textured ceiling. Double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring, textured ceiling.

MASTER BEDROOM:

11' x 10'10" (3.35m x 3.30m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

EN-SUITE:

Double glazed opaque window to rear aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

BEDROOM TWO:

13'00" > 8'05" x 13'09" into bay (3.96m > 2.57m x 4.19m into bay)

Double glazed bay window to front aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:

9' x 7'4" (2.74m x 2.24m)

Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM FOUR:

8'10" x 7'8" (2.69m x 2.34m)

Double glazed window to front aspect, radiator, laminate wood flooring, textured ceiling.

BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with central mixer taps and shower attachment.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden, laid mainly with artificial lawn with mature borders, vegetable patch and shed, hard standing patio area, side access to the front of the property.

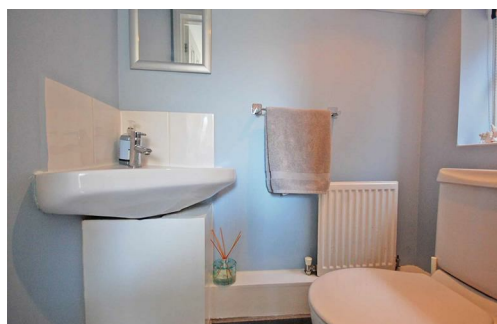
GARAGE, DRIVEWAY & PARKING

Garage (partitioned) with lighting, power and up and over door. Driveway parking for four vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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