



## Cumberland Close

Braintree, CM7 9NQ

**Guide Price £425,000**



**\*\*GUIDE PRICE £425,000-£450,000\*\*** Benefiting from a 23' DUAL ASPECT lounge, STUDY/SNUG and set on a spacious CORNER PLOT is this EXTENDED four bedroom DETACHED property. Offering an impressive, modern finish throughout, with GARAGE & driveway parking for 4 vehicles, set just less than 1 mile to Braintree Station. Viewings highly advised!



## Cumberland Close, Braintree, CM7 9NQ

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE LOBBY:

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

#### LOUNGE:

23'06 x 16'01 (7.16m x 4.90m)

Double glazed windows to front and rear aspects, stairs to first floor, fireplace surround with multi fuel burner, radiator, laminate wood flooring, smooth ceiling.

#### KITCHEN:

17'11 x 11'04 (5.46m x 3.45m)

Double glazed windows to rear aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, Range style cooker, extractor hood, integrated dishwasher and washing machine, space for American style fridge/freezer, wall-mounted boiler, tiled flooring, smooth ceiling. Open to dining area & snug.

#### DINING AREA:

14'03 x 9'00 (4.34m x 2.74m)

Radiator, tiled flooring, smooth ceiling, double glazed patio door to rear garden.

#### STUDY / SNUG AREA:

12'10 9'00 (3.91m 2.74m)

Double glazed window to front aspect, radiator, tiled flooring, smooth ceiling.

#### GROUND FLOOR BATHROOM:

Double glazed opaque window to front aspect, inset WC, vanity wash hand basin, heated towel rail, fully tiled walls, tiled flooring, smooth ceiling.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, carpeted flooring, textured ceiling.

#### MASTER BEDROOM:

16'06 x 12'07 (5.03m x 3.84m)

Double glazed windows to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

#### BEDROOM TWO:

12'08 x 9'08 (3.86m x 2.95m)

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

#### BEDROOM THREE:

10'10 x 9'08 (3.30m x 2.95m)

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

#### BEDROOM FOUR:

9'05 x 9'01 (2.87m x 2.77m)

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

#### WET ROOM:

Double glazed opaque window to rear aspect, rainfall shower, fully tiled walls, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

#### EXTERIOR:-

#### REAR GARDEN:

Fenced and enclosed rear garden, commencing with patio area to immediate rear, with power and water for hot tub, raised lawn area, vegetable patch, pond. shed, rear access via gate to parking and garage.

#### GARAGE, DRIVEWAY & PARKING:

Detached garage fitted with up & over doors, lighting and power, with driveway parking for 4 vehicles.



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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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