HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Nayling Road

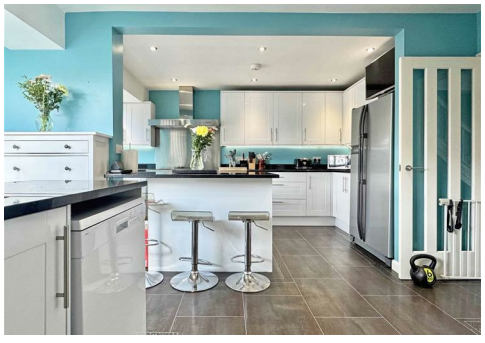
Freehold
Tax Band: C

## Braintree, CM7 2RZ

**Offers Over £340,000**

3 2 1 C

Boasting an UNOVERLOOKED & RE-LANDSCAPED rear garden, a sizeable 19' kitchen/breakfast room with utility area and a RECENTLY REFITTED family bathroom & d/stairs cloakroom is this EXTENDED & UPDATED three bedroom terraced property. Benefiting from a modern 18' part-vaulted lounge with log burner, driveway parking for two vehicles and ideally located close to nearby amenities, schools, Braintree Town Centre/Station & A120/M11. Ideal for first time buyers!!



# Nayling Road, Braintree, CM7 2RZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRY:
Composite secure main entry door, triple glazed windows to front and side aspects, Karndean flooring and smooth ceiling with sunken spotlights. Opening to;

### KITCHEN / BREAKFAST ROOM:
19'05 x 17'04 reducing to 11'00 (5.92m x 5.28m reducing to 3.35m)
Triple glazed windows to front aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap and drainer, water softener, Smeg double cooker with six ring gas hob, warming drawer and hot plat with extractor hood over, space for American fridge/freezer, floating island with base level storage cupboards and wine cooler with breakfast bar seating area, Karndean flooring and smooth ceiling with sunken spotlights. Adjoins;

### UTILITY AREA:
Additional matching base and wall units, edged work surfaces in Granite, space for dishwasher, washing machine and tumble dryer, boiler (in cupboard), radiator, Karndean flooring and smooth ceiling with sunken spotlights.

### CLOAKROOM:
Low level WC, inset wash hand basin, Karndean flooring and smooth ceiling with sunken spotlights.

### LOUNGE / DINER:
18'02 x 17'04 (5.54m x 5.28m)
Two Velux windows to rear aspects, stairs to first floor, dual fuel burning stove, two radiators, Karndean flooring and smooth ceiling with sunken spotlights. Bi-folding doors across rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Loft access, carpeted flooring and smooth ceiling with sunken spotlights.

### MASTER BEDROOM:
13'06 x 10'08 (4.11m x 3.25m)
Triple glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:
12'10 reducing to 10'11 x 9'08 (3.91m reducing to 3.33m x 2.95m)
Triple glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:
9'08 x 6'08 (2.95m x 2.03m)
Triple glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### FAMILY BATHROOM:
Opaque triple glazed window to front aspect, double shower unit set behind glass enclosure, panelled bath with central mixer tap and shower attachment, low level WC, Jack & Jill wash hand basins with central mixer taps and splash backs, sensor lit and activated mirror, extractor fan, heated towel rail, wooden flooring and smooth ceiling with sunken spotlights.

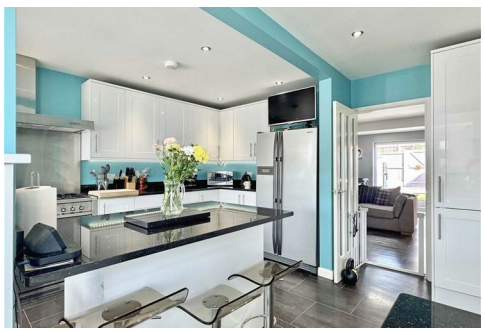
## EXTERIOR:

### REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising porcelain tiled patio area with raised areas of artificial lawn, further raised patio and reception area, timber storage shed, gated rear access.

### DRIVEWAY & PARKING:
Driveway parking for two vehicles with further on-street parking available if required.

### AGENTS NOTES:
Council Tax Band: C

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.