



## Daphne Close

Braintree, CM77 7YZ

**Price £400,000**

Freehold  
Tax Band: D



A well presented three bedroom SEMI-DETACHED home with PLEASANT VIEWS to the front, plus a GARAGE, driveway for 4-5 CARS and potential to extend, stpp. Also offering an entrance hall & cloakroom, spacious lounge, CONSERVATORY, 15'9" kitchen diner, an EN SUITE to the master bedroom and a PRIVATE REAR GARDEN. The property is ideally tucked away in a PEACEFUL CUL-DE-SAC setting, enjoying pleasant views over green areas and well-connected footpaths leading directly to local amenities, shops and schooling. Contact Hamilton Piers of Great Notley to view!





## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator and laminate flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator and laminate flooring.

### LOUNGE:

15'7" x 11'1" (4.75m x 3.38m)

Double glazed window to front aspect, two radiators and understairs storage cupboard. French doors to conservatory.

### CONSERVATORY:

12'11" x 9'6" (3.94m x 2.90m)

UPVC built. French doors to rear garden.

### KITCHEN / DINER:

15'9" x 8'9" (4.80m x 2.67m)

Double glazed windows to front and rear aspects, a series of matching base and wall units, single bowl sink with central mixer tap and drainer, cooker, space for oven, fridge/freezer and washing machine, wall-mounted boiler and radiator. Door to side.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed window to rear aspect, loft access, airing cupboard and radiator.

### MASTER BEDROOM:

11'7" x 9'3" plus recess (3.53m x 2.82m plus recess)

Double glazed window to front aspect, built-in wardrobes and radiator.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled single shower, low level WC, pedestal wash hand basin, extractor fan and radiator.

### BEDROOM TWO:

9' x 7' plus recess (2.74m x 2.13m plus recess)

Double glazed window to front aspect and radiator.

### BEDROOM THREE:

8'3" x 6'6" (2.51m x 1.98m)

Double glazed window to rear aspect and radiator.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan and radiator.

## EXTERIOR:-

### REAR GARDEN:

The rear garden commences with a paved patio area with the remainder laid to lawn and enclosed by fencing. Access door to garage and gated side access to driveway.

### GARAGE, DRIVEWAY AND PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for 4-5 vehicles.

### 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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