



Clay Pits

Braintree, CM7 3LP

Guide Price £350,000



Freehold
Tax Band: C

Benefiting from a sizeable 17' dining/family room, modern 16' DUAL ASPECT kitchen, 16' DUAL ASPECT lounge plus a RECENTLY RE-LANDSCAPED rear garden is this EXTENDED three bedroom end-terrace property. Boasting an OUTSIDE OFFICE/GYM (converted garage), a RECENTLY REFITTED EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom, driveway parking for two vehicles and SOLAR PANELS (contributing to energy savings). Ideally set in a tucked away MEWS POSITION within the sought after Marks Farm development, just a short walk to all local shops/amenities & popular schools. Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Perfect for first time buyers!!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Part-glazed secure main entry door, stairs to first floor, laminate flooring and smooth coved ceiling.

LOUNGE:

16'00 x 10'03 (4.88m x 3.12m)

Double glazed window to front aspect (part-fitted with wooden shutters), central electric feature fireplace, radiator, laminate flooring. French doors to dining/family room.

KITCHEN:

16'00 x 10'03 (4.88m x 3.12m)

Double glazed window to front aspect (part-fitted with shutters), a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, floating island, under stairs cupboard, radiator, laminate flooring and smooth ceiling. Opening to rear lobby area.

REAR LOBBY:

Small lobby area accessed from kitchen with door to cloakroom and door to dining/family room.

CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, pedestal wash hand basin with tiled splash back, radiator, laminate flooring and smooth ceiling with sunken spotlights.

DINING / FAMILY ROOM:

17'00 x 11'01 (5.18m x 3.38m)

Double glazed windows to side and rear aspects, two Velux windows to rear aspect, two electric storage heaters, laminate flooring and smooth ceiling with sunken spotlights. Side access door and French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

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

MASTER BEDROOM:

9'07 x 8'01 plus door recess (2.92m x 2.46m plus door recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin with tiled splash back, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

8'09 x 8'00 (2.67m x 2.44m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

7'03 x 6'11 (2.21m x 2.11m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, airing cupboard, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden, recently re-landscaped and comprising sandstone pathway to office/gym, areas of artificial lawn with paved rear seating area, various trees and shrubs to borders, gated side access to driveway.

OUTSIDE OFFICE / GYM:

Recently converted from single garage, internally comprising power and lighting with up and over garage door to front.

GARAGE, DRIVEWAY & PARKING:

Single garage (now fully converted with the option to be re-instated), fitted with power, lighting and up & over door. Driveway parking for two vehicles.

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.

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