



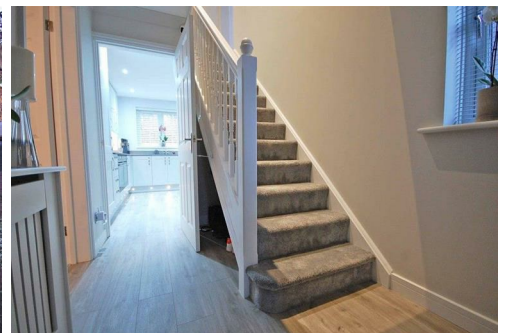
Moors Croft

Marks Farm, Braintree, CM7 3LF

Asking Price £375,000



Boasting an UNOVERLOOKED garden, EN-SUITE to master & three reception rooms inc. CONSERVATORY is this IMMACULATELY PRESENTED three double bedroom DETACHED property. Offering a modern 17' kitchen, driveway parking & 1.7 miles to Braintree Station.



Moors Croft, Marks Farm, Braintree, CM7 3LF

advert summary

Hamilton Piers, the local leading property specialists in Braintree, are delighted to bring to the market for sale this IMMACULATELY PRESENTED three double bedroom DETACHED property, boasting an UNOVERLOOKED garden, EN-SUITE to master & three reception rooms inc. CONSERVATORY. Offering a modern 17? kitchen, driveway parking & 1.7 miles to Braintree Station.

Ideally located on the sought after Marks Farm development, this extremely well-presented property offers a wealth of spacious living accommodation throughout, benefiting from three double bedrooms with en-suite facilities to the master, as well as three reception rooms to the ground floor. The integral garage has been part-converted, with the rear end forming part of the current kitchen/breakfast room. The remaining part is still usable for storage space, with the addition of driveway parking to the front.

The property is located within walking distance of Braintree Town Centre and Station (both less than 2 miles) with a range of local amenities easily accessible within a short walking distance, as well as popular local schools. The A120/M11 & Chelmsford are within close proximity. Braintree Station provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, underfloor heating, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

LOUNGE: (16'10" x 10'03")

Double glazed bay window to front aspect, radiator, feature gas fire, laminate wood flooring, smooth ceiling, open plan to dining room.

DINING ROOM: (12'02" x 8'03")

Open plan to lounge, radiator, laminate wood flooring, smooth ceiling, double glazed patio doors to conservatory.

KITCHEN BREAKFAST ROOM: (17'07" x 15'07")

Double glazed window to rear aspect, matching wall and base unit with Quartz work surfaces, one and half bowl sink and drainer central mixer taps, two built-in ovens, electric hob, extractor hood, underfloor heating, integrated fridge/freezer, dishwasher and washing machine, breakfast bar, wall-mounted boiler, radiator, laminate wood flooring, smooth ceiling, double glazed french doors to rear aspect.

CONSERVATORY: (12'10" x 9'01")

UPVC and brick construction, polycarbonate roof, radiator, carpeted flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (13'07" x 16'10")

Double glazed windows to front aspect, built-in cupboard, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed window to side aspect, enclosed shower unit, partly tiled walls, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO: (9'10" x 9'09")

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

BEDROOM THREE: (12'05" x 8'05")

Velux window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, corner bath with electric shower over, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Unoverlooked enclosed rear garden, mainly laid to lawn with hardstanding patio area and mature borders

GARAGE, DRIVEWAY AND PARKING:

Garage is part-converted so is only for storage space, driveway parking for 2-3 vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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