



This attractive development of just eight new homes is situated with superb access to Braintree town centre and railway station. The properties also enjoy an enviable outlook to the rear over open farmland. Completion June 2017.



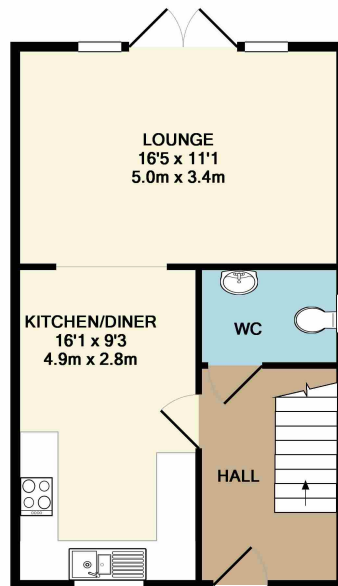
3	The Maples	3	947	£330,000	For Sale
4	The Holly's	3	947	£330,000	For Sale
5	The Hawthorns	3	961	£330,000	For Sale
6	The Pines	3	961	£330,000	For Sale
7	The Cedars	4	947	£340,000	For Sale
8	The Firs	4	1,044	£350,000	For Sale



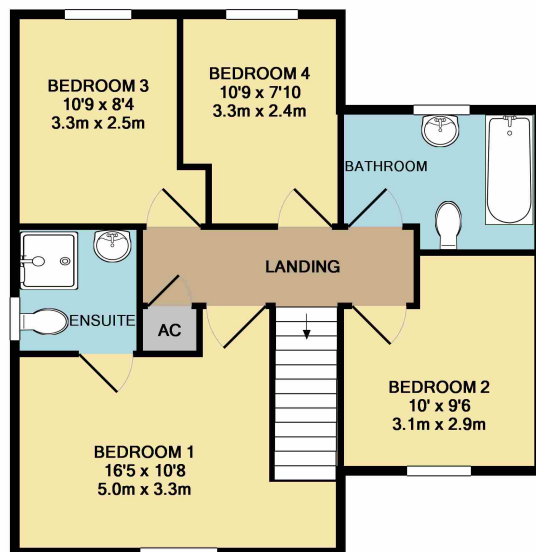
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GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This four bedroom home has been built following NHBC guide lines, in addition there has been a real focus on efficiencies with the installation of solar energy. On entry there is a spacious hall way, off of which is a downstairs WC. The generous kitchen diner has a modern contemporary look and is well equipped, with practical flooring and neutral wall finishes. To the rear of the ground floor a lounge stretches across the property and both looks out over and opens up to the garden. To the first floor there are four bedrooms, the master has its own en-suite shower room with the other three being well served by a modern family bathroom. Externally to the front there is an attractive block paved driveway with carport, in addition to this is a lawned area. To the rear is a walled patio with steps leading up to a generous lawned garden. The build has an estimated completion date of June 2017, reservations can be made with a nominal holding deposit.

Lounge - 16'5 x 11'1

Kitchen Diner - 16'1 x 9'3

Bedroom 1 - 16'5 x 10'8

Bedroom 2 - 10 x 9'6

Bedroom 3 - 10'9 x 8'4

Bedroom 4 - 10'9 x 7'10

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