

Marlborough Road
Braintree, CM7

Freehold
Offers in excess of £400,000



Guide Price £400,000 to £425,000

A spacious four bedroom home, that has been well maintained by the current owners. With four reception rooms, the property offers flexible accommodation.

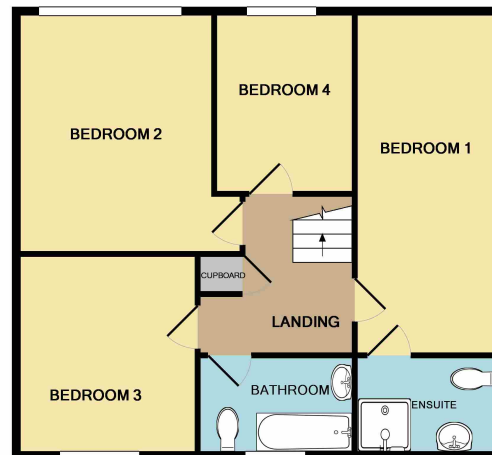


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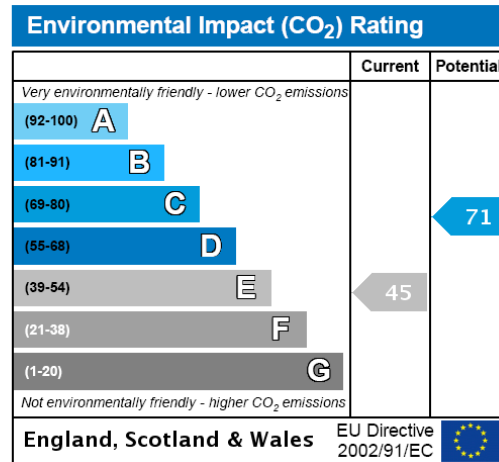
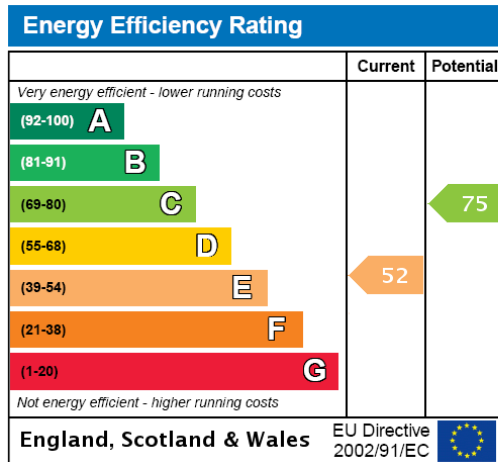
GROUND FLOOR



1ST FLOOR

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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A useful porch leads into a well presented entrance hall with two generous storage cupboards. A very spacious lounge, off of which is an equally impressive dining room, offers up great space for entertaining or family gatherings. A modern kitchen is complimented by decent sized utility room, through which access is gained to the conservatory and hobby room. To the first floor are four bedrooms, the master having its own en-suite shower room. The other three have the use of a modern well equipped bathroom.

Porch - 7'6 x 3'7 - Two double glazed windows to front flanking front door.

Hallway - Stairs to first floor, under stairs storage cupboard. Separate storage cupboard.

Lounge - 19'4 x 12'6 - Double glazed bay window to front, radiator to side, ornamental stone feature fireplace. French doors to rear leading to dining room.

Dining Room - 16 x 10'8 - Sliding patio doors to rear. Radiator to side.

Games Room - 15'7 x 8'9 - Double glazed window to side, radiator to side.

Kitchen - 8'11 x 8'2 - Double glazed window to conservatory, range of eye and base level units, roll edge work tops, with inset hob and sink, space for fridge freezer, vinyl tile effect flooring. Door to utility room.

Utility Room - 11'9 x 6'9 - Double glazed window and door to side. Range of eye and base level units, laminate flooring, doors to conservatory and games room.

Conservatory - 16'1 x 8'9 - Double glazed French doors to garden, radiator to rear, vinyl flooring.

Master Bedroom - 17'10 x 8'10 Max- Two double glazed windows to side, built in and fitted wardrobes, dressing table and drawers.

En-suite - Double glazed window to side, shower cubicle, wall mounted sink, low level WC, heated towel rail.

Bathroom - Double glazed window to side, vanity sink with fitted storage, paneled bath, low level WC, chrome ladder style towel rail, tiled floor.

Bedroom 2 - 13'4 x 11'1 - Double glazed window to front, radiator to side.

Bedroom 3 - 12'0 x 10'3 - Double glazed window to rear, radiator.

Bedroom 4 - 10'1 x 7'10 - Double glazed window to front, radiator to side, built in cupboards.

Front - Block paved driveway for multi vehicle parking, lawned area, well stocked beds and borders.

Rear - Paved patio, ornamental wall with steps to raised lawn with mature well stocked borders, path leading to decked area. Further lawned area and storage shed with power and lighting.

Side - To the side are two additional storage sheds with power and lighting, a brick arch with wrought iron arched gate leads to the front.

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