



Connells

Orchard Drive
BRAINTREE



Property Description

Discover the perfect family home in this spacious four bedroom extended semi-detached gem. Designed with modern living in mind, this home boasts the perfect blend of comfort and convenience.

The generous downstairs area flows effortlessly, as you enter the house through the entrance hall, you are greeted with a warm and inviting atmosphere. The living room is the heart of the home, offering ample space for relaxation and quality time with loved ones. There is also a dining room to the home providing extra space for the family. Furthermore to the ground floor there is a ample sized kitchen, utility room and downstairs cloakroom.

The first floor offers four well proportioned bedrooms and a four piece family bathroom.

Externally this well presented home enjoys a private rear garden and off road parking for numerous vehicles.

Location in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

Additionally the house is within walking distance to reputable schools including 'John

Ray Infant And Junior School' and 'Notley High School & Braintree Sixth Form' making it a great choice for families with children.

Furthermore, the A131 and A120 are easily accessible providing excellent transport links.

Entrance Hall

Radiator, stairs leading to the first floor.

Downstairs Cloakroom

Low level WC, hand wash basin, radiator.

Living Room

24' 4" max x 17' 5" max (7.42m max x 5.31m max)

Double glazed window to the front aspect, two radiators, cast iron fireplace, under stairs cupboard.

Dining Room

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to the front aspect with fitted shutters. radiator.

Kitchen

Irregular Shaped Room 17' 4" max x 11' 2" (5.28m max x 3.40m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in

double oven and hob, space for washing machine and dishwasher, floor to ceiling radiator, double glazed window to the rear aspect, double glazed door to the side aspect.

Utiliy Room

6' 7" x 2' 8" (2.01m x 0.81m)

Double glazed window to the side aspect, space and plumbing for appliances.

First Floor Landing

Loft access, radiator, velux window.

Bedroom One

13' 9" x 9' 8" (4.19m x 2.95m)

Double glazed window to the front aspect with fitted shutters, radiator, range of fitted wardrobes, storage cupboard.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m)

Double glazed window to the rear aspect, a range of fitted wardrobes, radiator.

Bedroom Three

11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed window to the front aspect with fitted shutters, radiator.

Bedroom Four

9' 6" x 7' 2" (2.90m x 2.18m)

Double glazed window to the front aspect with fitted shutters, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin,

walk in shower cubicle, paneled bath, heated towel rail, radiator, double glazed window to the side aspect.

Rear Garden

Mainly laid to lawn, decked area to the rear, shed to remain.

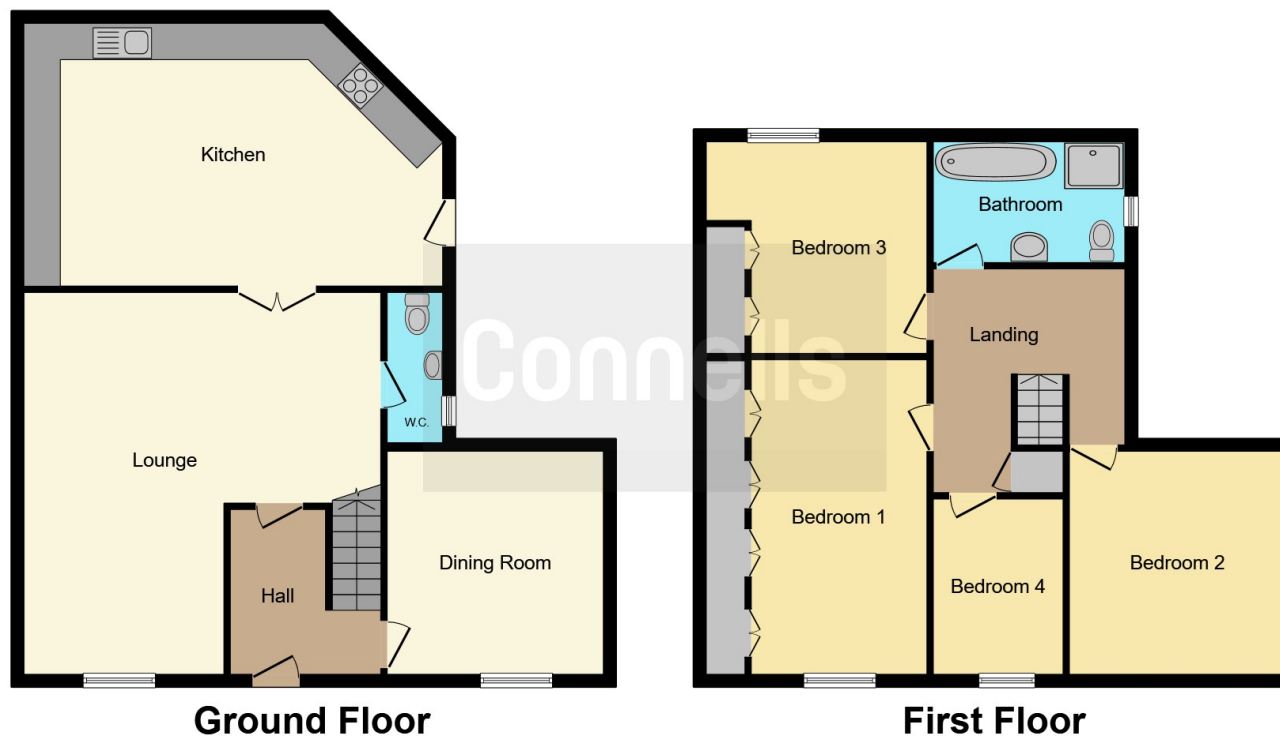
Agents Notes

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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17 Great Square
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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