

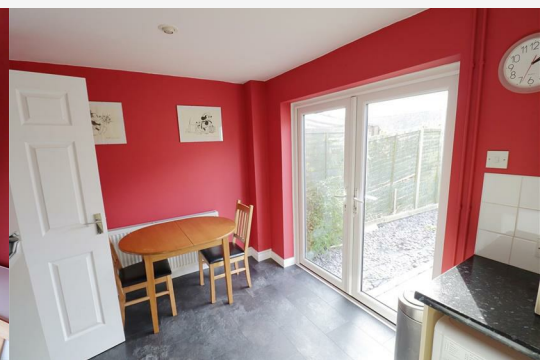


## 33 PLAINS FIELD, BRAINTREE CM7

GUIDE PRICE £280,000

4 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* OVERLOOKING GREENSWARD \*\*** Situated within a quiet area overlooking greensward area to the front is this well proportioned **FOUR BEDROOM** family home. The current owners have extended into the loft and installed a new Worcester-Bosch combi-boiler, as well as replacement UPVC double glazed windows throughout. A great size kitchen/diner is on offer, as well as a spacious lounge with Open Fireplace. A large shed with power connection is to remain in the south facing rear garden, which comes with double gates to the rear allowing vehicular access from the rear parking area. Situated just minutes from the A120 and within walking distance of good local schooling and open playing fields, we strongly recommend early viewing in order to avoid disappointment.



## GROUND FLOOR

### Entrance Hall

Tiled flooring, stairs leading to first floor, recess under under-stairs, radiator, storage cupboard housing Worcester boiler & fuse board.

### Lounge 14'7" x 11'4" (4.47 x 3.46)

Laminate flooring, double glazed window to front, TV & phone point, radiator, working open fire place.

### Kitchen/Diner 17'7" x 8'4" (5.37 x 2.56)

Double glazed window and french doors to rear, smooth ceiling, laminate flooring, matching wall and base units, inter-grated oven, 4 ring ceramic hob, space for fridge/freezer, washing machine & slimline dishwasher, one and a half stainless steel sink. Space for dining table, radiator.

## FIRST FLOOR

### Landing

2x storage cupboards, staircase to second floor

### Master Bedroom 13'8" x 8'8" (4.19 x 2.66)

Laminate flooring, smooth ceiling, radiator, double glazed window to rear, TV point, fully fitted wardrobe, dressing table & bedside tables

### Bedroom Three 9'5" x 8'8" (2.89 x 2.66)

Laminate flooring, double glazed window to front, radiator

### Bedroom Four 8'5" x 6'6" (2.57 x 1.99)

carpet, double glazed window to front, radiator, smooth ceiling

### Bathroom

Panel bath with shower over, pedestal hand basin, chrome heated towel rail, obscure window to rear

### WC

Low-level WC, obscure window to rear

## SECOND FLOOR

### Bedroom Two 13'8" x 12'1" (4.18 x 3.69)

2 x Velux windows, one to the front aspect and one to the rear, carpet, radiator, smooth ceiling with inset down lights, 2 x eave storage cupboards, fitted storage cupboard

## EXTERIOR

### Front

Approached via pathway to front, with path to front entrance with shingled frontage and border picket fencing. Overlooking greensward.

### Rear Garden

Easy maintenance rear garden with double gates and parking available for 2 x cars. 12 x 8ft shed with power connection to remain

## Area Map

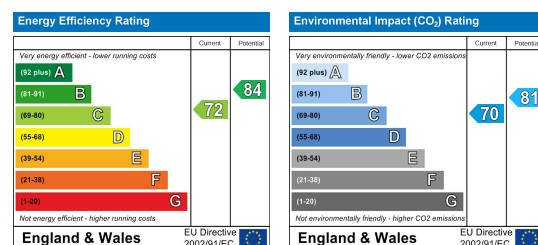


## Floor Plans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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