

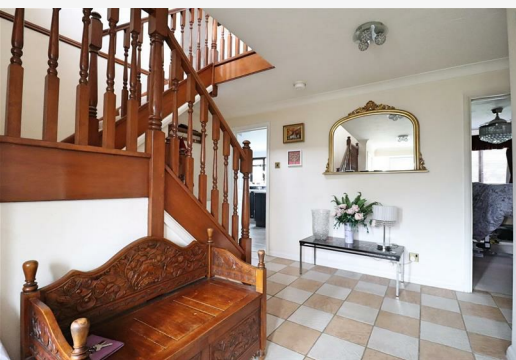


5 LINFOLD CLOSE, BRAINTREE CM7

GUIDE PRICE £675,000

5 Bedrooms | 2 Bathrooms | 3 Receptions

**** EXECUTIVE FAMILY HOME **** Occupying an enviable CUL-DE-SAC position, situated upon the desirable family orientated KINGS PARK development, within walking distance of the renowned Lyons Hall Primary School, this impressive and substantial FIVE bedroom DETACHED home enjoys vast internal living space, with potential for further EXTENSION STPP. Internally the property boasts an invitingly spacious Entrance Hall, with FOUR reception rooms, together with a modern KITCHEN/BREAKFAST ROOM and large UTILITY ROOM. The Master Bedroom suite comes with a large Dressing Room and overly spacious EN-SUITE, whilst there is also an EN-SUITE to bedroom two. The integral DOUBLE GARAGE offers generous storage space, or scope for internal conversion. The large rear garden is a blank canvass laid predominantly to lawn, making a fantastic garden space for the growing family to enjoy. Viewing is simply a must in order to truly appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Tiled flooring, under stair storage, doors to:

Study 11'3" x 6'4" (3.43 x 1.94)

Window to front, carpet flooring, radiator

Cloakroom

WC, hand wash basin, obscure window to front, radiator

Kitchen/Breakfast Room 15'6" x 12'2" (4.74 x 3.72)

Tiled flooring, 2 x windows to rear aspect, matching wall and base level high gloss units with quartz work surfaces, integral double oven, induction hob with extractor over, ceramic sink with mixer tap, Dishwasher, opening to Dining Area, door to:

Utility Room 9'4" x 8'8" (2.85 x 2.66)

Tiled flooring, space for american style fridge-freezer, washing machine space, window to side aspect, door to rear

Dining Room 11'7" x 11'1" (3.55 x 3.40)

Carpet flooring, radiator, double glazed window to rear aspect, french doors to:

Living Room 23'3" x 12'10" (7.09 x 3.93)

Carpet flooring, 2 x radiators, central fireplace, french doors to:

Conservatory 14'10" x 12'9" (4.54 x 3.91)

French doors to rear aspect, tiled flooring, range of windows to rear aspect

FIRST FLOOR

Master Bedroom 16'11" x 15'4" (5.16 x 4.68)

Carpet flooring, 2 x windows to rear aspect, 2 x radiators, opening to:

Dressing Room 12'10" x 8'5" (3.93 x 2.57)

Range of fitted wardrobes and dressing furniture, radiator, window to front aspect, door to:

En-Suite

Corner bath with hair attachment, WC, bidet, hand wash basin inset to vanity unit, obscure window to front aspect

Bedroom Two 15'4" x 12'11" (4.69 x 3.95)

Carpet flooring, window to rear aspect, fitted wardrobes, door to:

En-Suite

WC, shower enclosure, hand wash basin, obscure window to front

Bedroom Three 11'6" x 9'10" (3.53 x 3.00)

Carpet flooring, radiator, fitted wardrobe, window to rear aspect

Bedroom Four 11'6" x 9'8" (3.53 x 2.96)

Carpet flooring, window to rear aspect, radiator, fitted wardrobe

Bedroom Five 9'2" x 7'8" (2.81 x 2.34)

Carpet flooring, radiator, window to front aspect

Bathroom

Tiled flooring, bath, hand wash basin inset to vanity unit, radiator, obscure window to front

EXTERIOR

Front

Block paved driveway with parking for 2-3 vehicles, with remaining established front garden to lawn with mature borders. Side access to rear garden. 2 x up and over Garage doors to front.

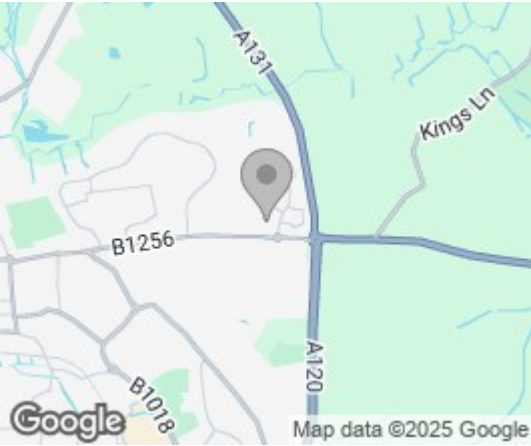
Rear Garden

Enclosed rear garden laid largely to lawn with established hedgerow borders. Paved patio area. Side access to Garage

Double Garage

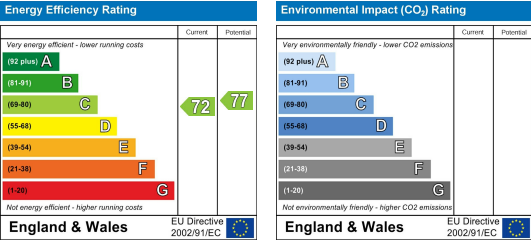
Large integral double Garage with up and over doors to front

Area Map



Floor Plans

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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