



231 WITHAM ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £700,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** LUXURY COUNTRYSIDE LIVING **** In the charming village of Black Notley, this brand new four double bedroom detached home perfectly blends modern luxury with peaceful countryside surroundings. Designed and finished to a high specification throughout, it offers style, comfort, and functionality, ideal for contemporary family living.

The ground floor features a dual-aspect lounge, study/playroom, and cloakroom, all complemented by underfloor heating throughout. The standout space is the stunning open-plan kitchen/dining/family room, complete with large bi-fold doors opening onto the garden and an adjoining utility room. Upstairs, a spacious master bedroom with en suite is accompanied by three further double bedrooms and a modern family bathroom.

Outside, the property boasts an unoverlooked rear garden with beautiful field views, plus an electric gated driveway offering parking for multiple vehicles. Enjoying a peaceful village setting, it benefits from a welcoming community feel while being within walking distance of local amenities and Cressing Station, with convenient links to Braintree Town Centre, the A120/M11, and Chelmsford.

With no onward chain, this remarkable home offers a seamless move into a property that truly balances luxury, space, and countryside charm.



GROUND FLOOR

Entrance Hall

LVT flooring with under floor heating, stairs rising to first floor, under stairs storage cupboard.

Cloakroom

LVT flooring with under floor heating, obscure double glazed window to front, WC, hand wash basin.

Lounge 22'4" x 12'2" (6.81 x 3.73)

Carpet flooring with under floor heating, double glazed windows to front & rear.

Study 9'6" x 7'10" (2.90 x 2.39)

Carpet flooring with under floor heating, double glazed window to front.

Kitchen/ Dining/ Family Room 22'4" x 12'2" (6.81 x 3.73)

LVT flooring with under floor heating, matching wall & base units with granite work surfaces, central island with inset sink & mixer tap, two integral ovens, induction hob with extractor over, integral larder fridge, larder freezer & dishwasher, double glazed window & bi-folding doors to garden.

Utility Room 11'3" x 5'4" (3.45 x 1.65)

LVT flooring with under floor heating, wall & base units with granite work surfaces, one & a half sink with central mixer tap, spaces for washing machine & tumble dryer, double glazed window to front, door to rear.

FIRST FLOOR

Landing

Carpet flooring, radiator, built in storage/ airing cupboard, doors to:

Master Bedroom 18'0" max x 17'1" max (5.49 max x 5.23 max)

Carpet flooring, radiator, double glazed window to rear.

Ensuite

Tiled flooring, large walk in shower, hand wash basin inset to vanity unit, inset WC, heated towel rail, velux window to side.

Bedroom Two 11'8" x 10'5" (3.56 x 3.18)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 11'8" x 9'4" (3.58 x 2.87)

Carpet flooring, radiator, double glazed window to front.

Bedroom Four 11'8" x 9'6" (3.56 x 2.90)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Tiled flooring, bath with central mixer tap, walk in shower, hand wash basin, inset to vanity unit, inset WC, radiator, two velux windows.

EXTERIOR

Garden

Unoverlooked garden commencing with porcelain patio area, remainder laid to lawn, enclosed with fencing, brick built outbuilding, access to driveway

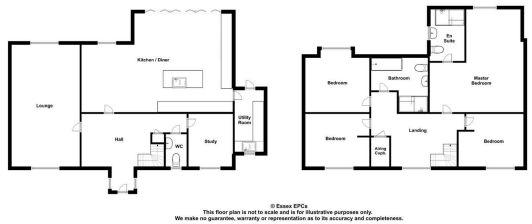
Driveway & Parking

Driveway providing parking for multiple vehicles.

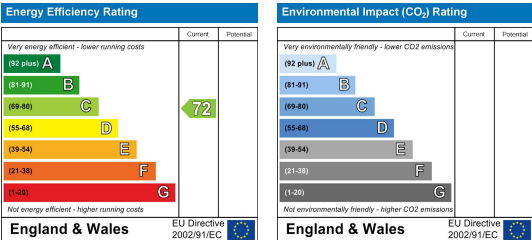
Area Map



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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