



## 27 BUTTERMERE, BRAINTREE CM77

GUIDE PRICE £425,000

### 4 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* CUL-DE-SAC LOCATION \*\*** Situated within the highly sought-after WHITE COURT development, and within easy walking distance of local schooling, Tesco superstore, and a range of nearby amenities, this well-maintained and generously sized FOUR bedroom DETACHED family home offers excellent living space for growing families.

Internally, the property provides spacious and versatile accommodation, comprising a welcoming entrance hallway, ground floor cloakroom, and a generous L-SHAPED lounge with French doors opening onto the rear garden. The impressive KITCHEN/DINER benefits from a central island, integrated appliances, and a bay-fronted dining area, making it ideal for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms, in addition to a modern family bathroom suite.

Externally, the property enjoys an enclosed rear garden commencing with a paved patio seating area, with the remainder laid to lawn, and direct access to the GARAGE. To the front, a driveway provides off-road parking.

Early viewing is strongly advised in order to appreciate the space and location on offer.



## GROUND FLOOR

### Entrance Porch

Door to;

### Entrance Hall

Stairs rising to first floor, doors to;

### Cloakroom

Obscure double glazed window to side, wall mounted hand wash basin, WC, heated towel rail.

### Lounge 17'7" x 16'11" (5.38 x 5.16)

French doors to rear, radiator, storage cupboard, opening to;

### Kitchen/ Diner 17'7" x 12'0" (5.38 x 3.68)

Matching wall & base units with central island, inset sink with central mixer tap, eye level integral ovens & coffee machine, induction hob with extractor over, integrated fridge/ freezer, double glazed bay window to front, double glazed window & door to rear.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, double glazed window to front, doors to;

### Bedroom One 12'9" x 10'7" (3.91 x 3.25)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Two 10'5" x 8'9" (3.20 x 2.69)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Three 9'10" x 6'3" (3.00 x 1.91)

Laminate flooring, double glazed window to front, radiator.

### Bedroom Four 8'9" x 6'3" (2.69 x 1.91)

Laminate flooring, radiator, double glazed window to front.

### Bathroom

Obscure double glazed window to rear, P-bath with shower over, hand wash basin with vanity unit, inset WC, heated towel rail.

## EXTERIOR

### Garden

Enclose rear garden commencing with paved patio, remainder laid to lawn & mature trees & shrubs, door to Garage.

### Garage

Single garage with up & over door.

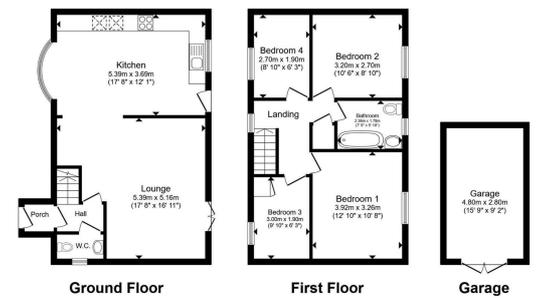
### Front Of Property

Front garden laid to lawn with driveway parking to side.

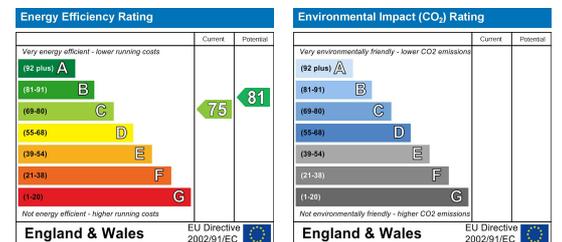
## Area Map



## 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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