



81 NOTLEY ROAD, BRAINTREE CM7

GUIDE PRICE £550,000

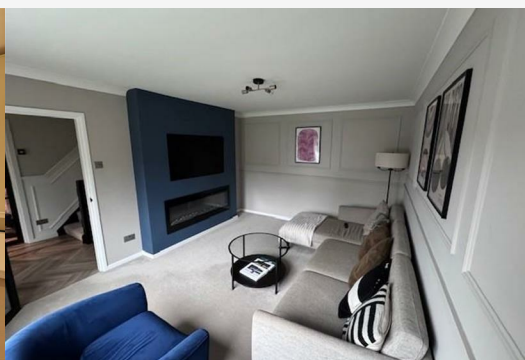
4 Bedrooms | 2 Bathrooms | 2 Receptions

**** SIMPLY STUNNING - NO ONWARD CHAIN **** A rare opportunity to acquire this beautifully presented four bedroom detached FAMILY HOME on the highly sought-after NOTLEY ROAD, BRAINTREE. Perfectly designed for modern family living, the property offers an exceptional balance of space, style and practicality, within walking distance of the TOWN CENTRE and MAINLINE TRAIN STATION.

The heart of the home is undoubtedly the STUNNING KITCHEN/FAMILY ROOM, flooded with natural light and thoughtfully designed for both everyday living and entertaining. Complementing this is a SEPARATE LOUNGE WITH MEDIA WALL, STUDY, GYM, and a UTILITY ROOM with w/c, offering a versatile layout to suit all family needs.

To the first floor are FOUR GENEROUSLY SIZED BEDROOMS, including a magnificent MASTER SUITE WITH ENSUITE, alongside a well-appointed FAMILY BATHROOM.

Externally, the LANDSCAPED REAR GARDEN has been cleverly designed to provide perfect areas for relaxing, entertaining and family play. Low-maintenance ARTIFICIAL LAWN and MATURE PLANTED BORDERS ensure the



GROUND FLOOR

Entrance Porch

Tiled flooring, doors to;

Entrance Hall

LVT flooring, stairs rising to first floor, doors to;

Study 9'2" x 9'2" (2.81 x 2.80)

LVT flooring, double glazed window to front, radiator.

Lounge 14'7" x 11'4" (4.45 x 3.47)

Carpet flooring, media wall with electric fireplace, double glazed window to front, radiator.

Open Plan Kitchen/ Diner/ Family Room 23'3" x 20'4" > 15'9" (7.09 x 6.22 > 4.81)

LVT flooring, wall & base units, central island with inset sink, integral ovens, fridge/freezer & dishwasher, induction hob, double glazed windows & patio doors to rear.

Cloakroom/ Utility Room

LVT flooring, hand wash basin, WC, spaces for washing machine & tumble dryer, double glazed window to rear.

Gym 9'9" x 7'9" (2.98 x 2.37)

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 17'0" x 9'10" (5.20 x 3.00)

Carpet flooring, double glazed window to front, radiator, door to;

Ensuite

Obscure double glazed window to rear, shower enclosure, hand wash basin inset to vanity unit, WC, heated towel radiator.

Bedroom Two 11'5" x 11'5" (3.50 x 3.50)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 11'9" x 8'10" (3.60 x 2.70)

Carpet flooring, double glazed window to front, radiator.

Bedroom Four 9'2" x 8'6" (2.80 x 2.60)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Obscure double glazed window to rear, freestanding bath, shower enclosure, hand wash basin inset to vanity unit, WC, tiled flooring.

EXTERIOR

Front Of Property

Paved driveway with parking for two vehicles, remainder laid to lawn with mature shrubs.

Garden

Landscaped garden with patio area, steps leading to lawn with well established borders, side access gate.

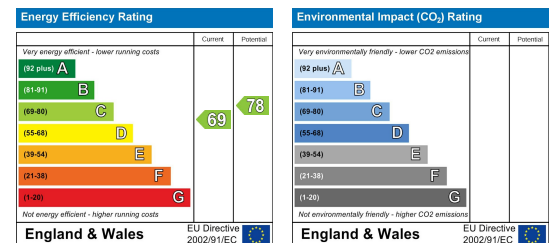
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM1 1ER

