



63 ACORN AVENUE, BRAINTREE CM7

GUIDE PRICE £1,150,000

4 Bedrooms | 2 Bathrooms | 4 Receptions

**** SIMPLY STUNNING - NO ONWARD CHAIN **** A once in a blue moon opportunity to acquire this recently extended and extensively refurbished FOUR bedroom DETACHED family home within this exclusive location, within walking distance of the STATION, and further benefitting from a heated OUTDOOR SWIMMING POOL within the SOUTH FACING and UN-OVERLOOKED rear garden. Internally the property boasts open and free flowing living space, with an array of modern internal finishings to the highest of specification throughout, with the hub of the home without doubt being the spacious Kitchen/Family room with stunning full length bi-folding doors. The master bedroom suite comes with a spacious "his and hers" En-suite and Dressing Room, whilst externally there is generous private frontage offering good amounts of parking space, and a DOUBLE GARAGE with electric roller doors. Furthermore the property benefits from approved planning permission for a further side extension and loft conversion. Viewing is highly recommended in order to appreciate the outstanding specification and finish on offer.



GROUND FLOOR

Porch

Coir matted flooring, oak internal doors leading to:

Entrance Hall 14'8" x 11'0" (4.48 x 3.36)

Herringbone style LVT flooring, stairs to first floor, under stairs Wine Store, doors to:

Cloakroom

Herringbone style LVT flooring, concealed cistern WC with push flush, hand wash basin inset to vanity unit, anthracite heated towel radiator

Study 10'1" x 7'8" (3.08 x 2.35)

Herringbone style LVT flooring, fitted Study furniture with Oak work surfaces constructed by reputable Priest Brothers Furniture. Double glazed window to front aspect

Living Room 22'10" x 12'0" (6.97 x 3.68)

Carpet flooring, double glazed window to front aspect, inset log burning stove to open fireplace with oak mantle, fitted alcove units with log store and inset feature lighting. TV point, radiator, french doors to:

Playroom 15'10" x 12'11" (4.84 x 3.96)

3 x double glazed windows to rear aspect within Bay Window, herringbone style LVT flooring, vertical designer radiator, door to:

Kitchen/Family Room 30'2" x 25'2" > 22'4" (9.22 x 7.68 > 6.81)

Stunning open plan Kitchen/Family room, with large roof lantern with fitted LED lighting, 5 meter bi-folding doors to rear southern spect, further 2 x double glazed windows to rear. LVT flooring throughout, 2 x anthracite vertical radiators, feature media "slatwall" with TV point. Kitchen comprising of wall and base level shaker style units in Hague Blue finish with brass handles, Quartz work surfaces with matching upstands, central island unit with breakfast bar overhang. Fitted Induction hob with pop up downdraught extractor unit, inset ceramic sink with brass Boiling Water Tap, under counter lighting, integrated Fridge and Freezer, NEFF Dishwasher, 2 x NEFF pyrolytic ovens with hide and slide doors, NEFF Microwave/Oven and Coffee Machine, space for Wine Fridge. Under counter LED and plinth lighting, door to:

Utility Room

LVT Flooring, door to rear aspect, wall and base level units with quartz work surfaces with matching upstairs. Inset sink and drainer with chrome mixer tap. Spaces for Washing Machine and Tumble Dryer, larger cupboard housing Worcester Bosch central heating boiler.

FIRST FLOOR

Galleried Landing

Double glazed window to front, oak staircase with Glass balustrade, LED spot lighting, loft access with pull down ladder, oak internal doors to all rooms

Master Bedroom 13'0" x 12'5" (3.97 x 3.79)

Entering in to the Dressing Area, leading to Master Bedroom suite with vaulted ceiling, wall panelling, Juliet Balcony to rear aspect, 2 x soft grey vertical radiators, door to En-Suite

Dressing Room

Window to rear aspect, radiator, make up area, opening to Dressing Room with sliding mirror glass doors, with internal shelves and railing

En-Suite

Walk in double shower with tiled flooring, his and hers hand wash basins with lever mixer taps, 2 x demister mirrors, concealed cistern WC with push flush, anthracite heated towel radiator, obscure window to side aspect

Bedroom Two 12'6" x 11'1" (3.83 x 3.39)

Double glazed window to rear aspect, carpet flooring, radiator

Bedroom Three 12'1" x 10'0" (3.70 x 3.05)

Window to front aspect, radiator, carpet flooring

Bedroom Four 11'1" x 10'0" (3.39 x 3.06)

Window to front aspect, radiator, carpet flooring

Family Bathroom

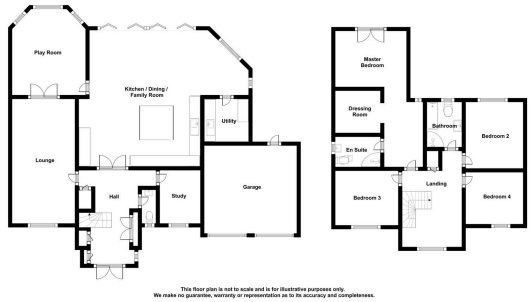
Freestanding roll top bath with lever mixer tap and hair attachment. Walk in double shower enclosure with shower niches, WC, oversized hand wash basin inset to vanity unit, tiled flooring, anthracite heated towel radiator

EXTERIOR

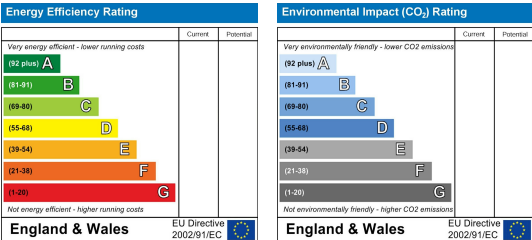
Area Map



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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