



## 16 TAILORS CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £425,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

\*\* DON'T MISS THE CHANCE TO MAKE THIS YOUR NEXT HOME \*\* Nestled within the ever-popular Tailors Close, Great Notley, this beautifully extended and fully refurbished three-bedroom semi-detached home offers the perfect blend of contemporary style and family-friendly living.

Finished to an exceptional standard throughout, the property has been thoughtfully designed to create bright, versatile spaces ideal for both every day enjoyment and entertaining. The ground floor boasts two generous reception rooms, alongside a stylish, fully fitted kitchen, forming a superb hub for modern family life.

Upstairs, you will find three bedrooms, including a principal suite complete with a sleek, modern ensuite, in addition to a separate contemporary family bathroom, both finished with high-quality fixtures and a crisp, elegant design.



## GROUND FLOOR

### Entrance Hall

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

### Cloakroom

Tiled flooring, wall mounted hand wash basin, WC, obscure double glazed window, heated towel rail.

### Lounge 17'3" x 12'9" (5.28 x 3.90)

LVT flooring, radiator, storage cupboard, double glazed window to front with shutters, opening to;

### Open Plan Kitchen/ Diner 20'9" x 14'0" (6.33 x 4.27)

LVT flooring, high gloss wall & base units, kitchen island with quartz worktops, integral eye level double oven, induction hob with built in extractor, integral larder fridge & freezer, integral dishwasher & washer/ dryer, bi-fold doors to garden two electric velux windows, spotlights inset to ceiling, radiator.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to;

### Bedroom One 12'5" x 8'7" (3.81 x 2.62)

Carpet flooring, double glazed window to front, radiator, built in wardrobes, door to;

### Ensuite

Tiled flooring, shower enclosure, hand wash basin inset to vanity unit, WC, extractor fan, obscure double glazed window to side.

### Bedroom Two 9'8" x 8'2" (2.95 x 2.51)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Three 8'3" x 7'4" (2.54 x 2.24)

Carpet flooring, double glazed window to rear, radiator.

### Bathroom

Tiled flooring, bath with shower over, hand wash inset to vanity, WC, heated towel rail, airing cupboard.

## EXTERIOR

### Front Of Property

Driveway providing parking for two/ three vehicles, rear access gate.

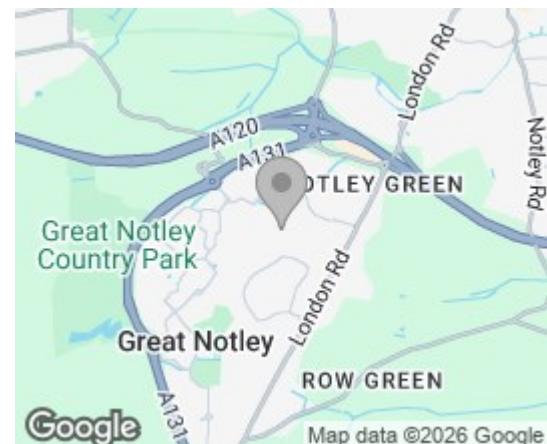
### Garden

Fully enclosed garden commencing with paved patio, remainder laid to lawn, power supply connected.

### Garage

Single garage with up & over door, power & lights connected.

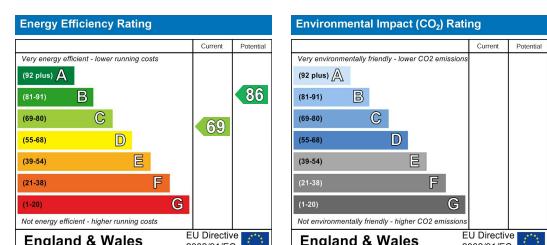
## Area Map



## 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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