



## 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

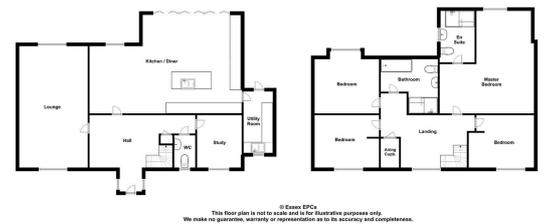
### Driveway & Parking

Driveway providing parking for multiple vehicles.

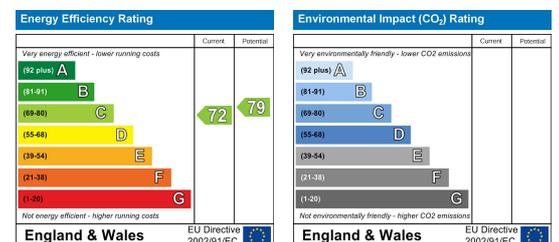
## Area Map



## 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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