



## 2 GOODWIN CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £600,000

5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* PRIVATE TURNING \*\*** Set away from the road within a private turning, this **OUTSTANDING** five bedroom **DETACHED** family home is presented in **EXCELLENT** order throughout, having been constructed to an excellent specification by reputable house builders, Countryside Homes. Internally the property offers a large and spacious **KITCHEN/DINER**, with a 24' **LIVING ROOM**, and separate **STUDY/PLAYROOM**, together with excellent bedroom space, with **THREE** bathrooms, two of which are **EN-SUITE**. Externally the property enjoys good frontage providing excellent parking space, together with a low maintenance rear garden laid largely to lawn. Situated upon the popular "Meadow Rise" development, convenience is at your doorstep with immediate access to the A120, together with easy access to the adjoining Great Notley Garden Village, as well as being within walking distance of the town centre, and Braintree Station. Early viewing is highly advised.

**\*\* GUIDE PRICE £600,000 - £625,000 \*\***



Entrance Hall

Amtico flooring, radiator, under stairs storage cupboard, stairs rising to first floor, doors to;

Cloakroom

Amtico flooring, wash hand basin, WC, radiator.

Study 12’0” x 10’11” (3.66 x 3.35)

Amtico flooring, double glazed bay window to front, radiator.

Lounge 24’4” x 11’6” (7.42 x 3.51)

Carpet flooring, double glazed bay window to front, patio doors to rear, two radiators,

Kitchen/ Dining Room 17’3” x 13’3” (5.28 x 4.06)

Amtico flooring, wall & base units incorporating breakfast bar, stainless steel one & a half sink, integral double oven, hob with extractor over, integral fridge/freezer & washing machine, radiator, double glazed window & french doors to rear, two velux windows, door to;

Utility Room

Amtico flooring, base units with stainless steel sink, spaces for washing machine & tumble dryer, radiator, double glazed window to side.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to rear, radiator, storage cupboard, stairs rising to second floor.

Bedroom One 14’11” x 11’8” (4.57 x 3.56)

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

En-suite

Amtico flooring, walk in double shower, hand wash basin, WC, bath, radiator, obscure double glazed window to rear.

Bedroom Four 12’2” x 10’4” (3.73 x 3.15)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Five 10’4” x 9’1” (3.15 x 2.79)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Amtico flooring, hand wash basin, WC, radiator, obscure double glazed window to rear.

SECOND FLOOR

Landing

Carpet flooring, radiator, velux window.

Bedroom Two 11’4” x 11’6” (3.46 x 3.51)

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

Bedroom Three 19’3” x 13’8” (5.87 x 4.19)

Carpet flooring, radiator, double glazed window to rear, velux window.

Shower Room

Amtico flooring, wash hand basin, WC, double walk in shower, velux window.

EXTERIOR

Garden

Enclosed rear garden commencing with paved patio, remainder laid to lawn, door to garage.

Garage

Garage with up & over door, parking directly to front.

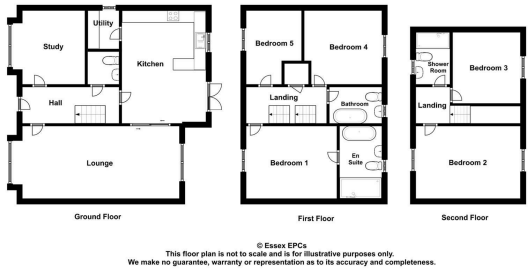
NOTES

The property is available FREEHOLD, with an annual advised estate charge of £337.66. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sign of the Estate Management Pack.

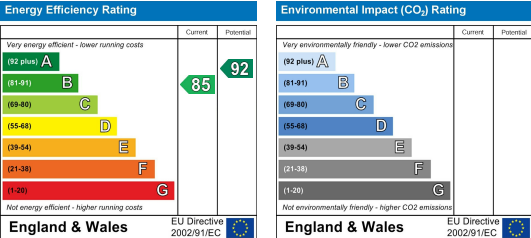
Area Map



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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