



## 33 CROWN MEADOW, BRAINTREE CM7

OFFERS IN EXCESS OF £475,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* SOUGHT AFTER FAMILY HOME \*\*** Nestled within a peaceful cul-de-sac upon the favourable KINGS PARK Development, this spacious FOUR bedroom detached family home comes with THREE reception rooms, with a modern Kitchen space and separate UTILITY ROOM, with further scope to convert the adjoining Garage if desired. With an EN-SUITE to the Master Bedroom, in addition to the family bathroom, this beautiful home has everything for the growing modern family, being situated within a stones throw of the OUTSTANDING Lyons Hall Primary School, and offering direct access to the A120. Early viewing is strongly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

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

Cloakroom

Hand wash basin, WC, radiator.

Study 10'1" x 8'1" (3.08 x 2.47)

Carpet flooring, radiator, double glazed window to front.

Dining Room 12'2" x 9'1" (3.72 x 2.77)

Carpet flooring, radiator, double glazed window to front.

Lounge 16'4" x 11'3" (5.00 x 3.43)

Carpet flooring, radiator, double glazed window & french doors to rear.

Kitchen 11'1" x 8'2" (3.40 x 2.50)

Vinyl flooring, matching wall & base shaker style units with edged work surfaces, inset one & a half sink with central mixer tap, breakfast bar area, space for range style oven, integral under counter fridge, double glazed window to rear, radiator, door to;

Utility Room

Vinyl flooring, matching wall & base shaker style units with edged work surfaces, one & a half stainless steel sink with central mixer tap, spaces for washing machine & dishwasher, radiator, door to Garage, double glazed window to rear, door to side.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 14'7" x 9'0" (4.47 x 2.76)

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

Ensuite

Tiled flooring, shower enclosure, hand wash basin inset to vanity unit, WC, chrome heated towel rail, obscure double glazed window to front.

Bedroom Two 11'3" x 10'0" (3.45 x 3.05)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 9'8" x 9'4" (2.95 x 2.87)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Four 9'1" x 8'2" (2.77 x 2.49)

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

Bathroom

Tiled flooring, bath with shower over, hand wash basin, WC, obscure double glazed window to rear.

EXTERIOR

Garden

Fully enclosed rear garden predominately laid to lawn with two paved patio areas, side access gate to front.

Front Of Property

Driveway parking for two vehicles, remainder laid to lawn with hedgerow & fencing.

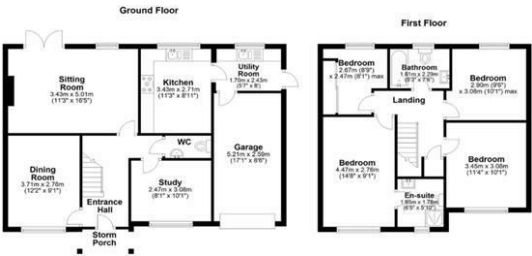
Garage

Integral single garage with up & over door, power connected.

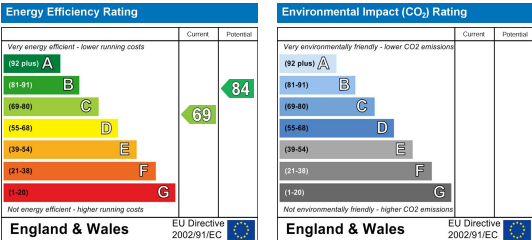
Area Map



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.



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

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

