



## 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.

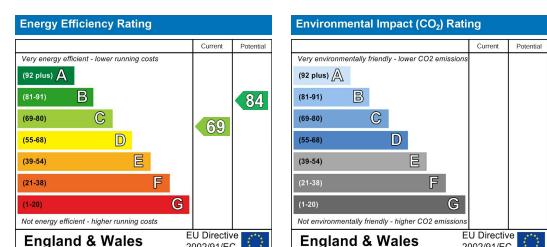
## Area Map



## 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.



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