



## 10 CROFTERS WALK, BRAINTREE CM77

GUIDE PRICE £475,000

### 5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* DECEPTIVELY SPACIOUS \*\*** Situated within a desirable cul-de-sac, benefitting from a **LARGE REAR GARDEN** with **POTENTIAL TO EXTEND STPP**, this enviable family home is superbly presented throughout, and benefits from a converted loft space creating **FIVE** bedrooms, with **THREE** bathrooms. The ground floor is enhanced by a good sized **CONSERVATORY** to the rear, overlooking the larger than expected rear garden which enjoys a landscaped patio area, whilst to the front there is a double length driveway and further paved frontage, giving off street parking capabilities for three vehicles. Conveniently situated within easy reach of nearby village amenities and offering direct access onto the A120, we highly recommend an early appointment to view in order to avoid disappointment.



## GROUND FLOOR

### Entrance Hall

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

### Living Room 12'11" x 11'2" (3.94 x 3.41)

Carpet flooring, double glazed bay window to front aspect, radiator, french doors opening to;

### Dining Room 12'6" x 8'7" (3.82 x 2.62)

Laminate flooring, french doors to Conservatory, door to kitchen, radiator

### Conservatory 12'11" x 8'2" (3.94 x 2.50)

French doors to rear garden, range of double glazed windows to rear

### Kitchen 12'6" x 9'1" (3.83 x 2.78)

Matching wall and base level units with roll edged work surfaces, double glazed window to rear and door to rear garden. Integrated fridge-freezer, dishwasher, oven, four ring hob and extractor. Larger cupboard, tiled splashbacks.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to side aspect, stairs rising to second floor

### Bedroom One 10'10" x 10'10" (3.32 x 3.31)

Carpet flooring, double glazed window to front aspect, radiator, fitted wardrobe, opening to;

### En-Suite

Shower enclosure, WC, wall mounted hand wash basin, radiator, fully tiled

### Bedroom Two 12'9" x 10'9" (3.90 x 3.30)

Carpet flooring, double glazed window to rear, wardrobe

### Bedroom Three 8'5" x 7'4" (2.57 x 2.26)

Carpet flooring, fitted wardrobe, double glazed window to rear, radiator

### Bathroom

Bath, WC, hand wash basin, radiator

## SECOND FLOOR

### Landing

Doors to;

### Bedroom Four 11'4" x 10'4" (3.47 x 3.17)

Carpet flooring, velux window to side aspect, eaves storage cupboard, radiator

### Bedroom Five 11'4" x 8'4" (3.47 x 2.55)

Carpet flooring, velux window to side aspect, radiator, eaves storage

### Shower Room

Shower, WC, hand wash basin, radiator

## EXTERIOR

### Front

Double length driveway to side leading to Single Garage. Rear access gate, block paved frontage providing additional parking area.

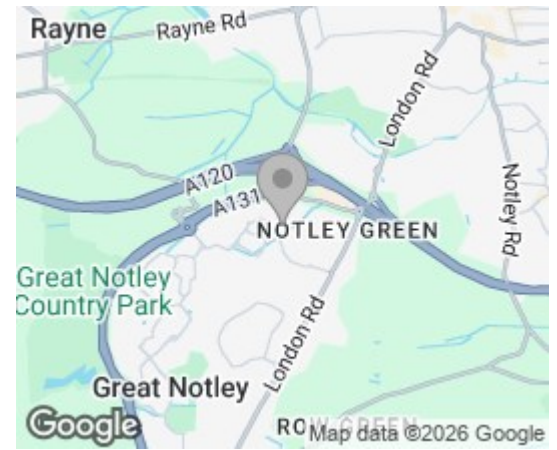
### Rear Garden

Larger than average rear garden with landscaped patio area, leading to garden laid to lawn with enclosed borders. Side access to Garage.

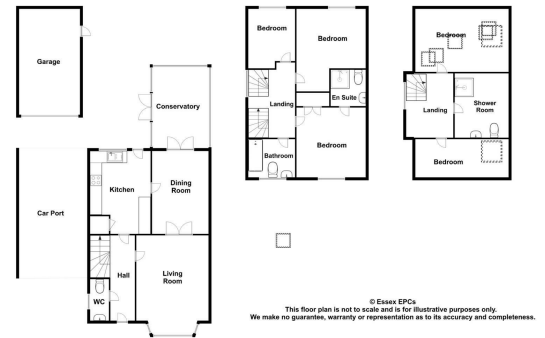
### Garage

Single garage with up and over door to front, power and lighting connected

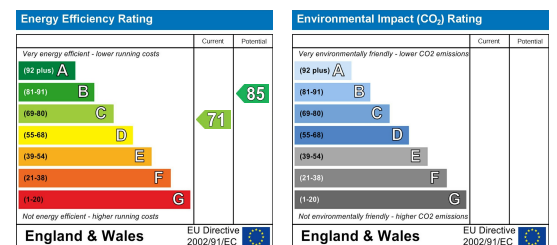
## Area Map



## 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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