



## 1 BRUNEL ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* SPACIOUS FAMILY HOME WITH GENEROUS FRONTAGE \*\*** Situated within a peaceful CUL-DE-SAC location, offering generous living space with THREE/FOUR BEDROOMS, this great family home is beautifully presented throughout, and offers a 20' LIVING ROOM, which opens to a 20' KITCHEN/DINING ROOM, with patio doors out to the landscaped rear garden. The former integral Garage has been converted to create an ideal Playroom or additional Bedroom, whilst on the first floor are three very well proportioned bedrooms, together with a separate Bathroom & WC. Externally the property offers significant frontage with a block paved driveway capable of accommodating several vehicles, with a timber framed GARAGE to the side elevation, and side access to the rear garden. Early viewing is highly advised in order to truly appreciate the space available.



## GROUND FLOOR

### Entrance Porch

Carpet flooring, doors to;

### Study/Bedroom Four 16'4" x 7'5" (4.99 x 2.28)

Carpet flooring, double glazed window to front aspect, fitted cupboard.

### Living Room 20'0" x 12'2" (6.12 x 3.73)

Carpet flooring, two radiators, double glazed window to front, gas fireplace, stairs rising to first floor, opening to;

### Kitchen/Diner 20'5" x 8'10" (6.24 x 2.71)

Laminate flooring, patio doors & two double glazed windows to rear aspect, radiator. Kitchen with fitted shaker style wall & base units, spaces for appliances including washing machine, dishwasher & fridge/ freezer, space for freestanding oven with fitted extractor, walk in pantry.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, doors to;

### Bedroom One 15'0" x 10'5" (4.59 x 3.18)

Carpet flooring, radiator, fitted wardrobes, double glazed window to front.

### Bedroom Two 15'1" x 9'1" (4.60 x 2.78)

Carpet flooring, radiator, double glazed window to rear, airing cupboard.

### Bedroom Three 8'8" x 7'10" (2.65 x 2.40)

Carpet flooring, radiator, double glazed window to front, fitted alcove storage.

### Bathroom

Suite comprising of bath with shower over, pedestal hand wash basin, radiator, obscure double glazed window to rear.

### Cloakroom

WC, radiator, obscure double glazed window to rear.

## EXTERIOR

### Front Of Property

Large block paved driveway for several vehicles, stone shingle frontage, established borders, leading to timber framed Garage to side.

### Rear Garden

Paved patio area, raised flower beds, outbuilding to remain, lawn area, side access gate to front.

### Garage

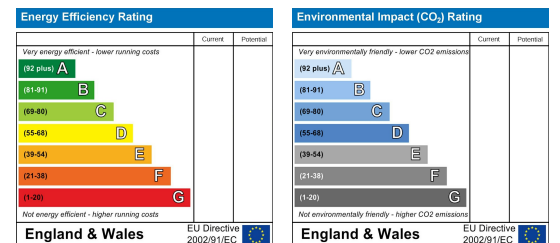
Bespoke timber framed garage with doors to both front and rear.

## 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

