



## 32 MAYLANDS DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £850,000

### 5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* YOUR DREAM HOME AWAITS \*\*** Nestled in the tranquil cul-de-sac of Maylands Drive, Braintree, this impressive EXECUTIVE family home offers a perfect blend of space, comfort, and modern living. With five DOUBLE bedrooms, this detached house is ideal for families seeking room to grow. The property boasts three spacious reception rooms, with an EXTENDED KITCHEN/FAMILY ROOM providing ample space for relaxation, entertainment, and family gatherings.

The property benefits from three bathrooms, ensuring convenience for all family members and guests. The generous double garage and expansive driveway can accommodate up to eight vehicles, making it perfect for those with multiple cars or for hosting visitors.

One of the standout features of this property is the fantastic rear garden, which offers a serene outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying peaceful evenings. The garden is a true haven, perfect for summer barbecues or quiet moments in nature.



## GROUND FLOOR

### Entrance Hall

Amtico flooring, understairs storage and doors leading to:

### Living Room 22'8" x 12'11" (6.92 x 3.94)

Amtico flooring, double glazed windows to the front and rear, fireplace and door leading to:

### Kitchen/ Diner 30'2" x 10'11" (9.21 x 3.34)

Amtico flooring, kitchen comprising of wall and base level shaker style units, granite work tops, space for range cooker, integrated fridge/freezer, integrated dishwasher, butler sink and kitchen island, door to:

### Utility Room

Amtico flooring, utility comprising of wall and base level shaker style units, sink, space for appliances and patio door to side.

### Garden Room 19'8".108'3" x 12'7" (6.33 x 3.86)

Amtico flooring, double set of patio doors to garden.

### Study/ Playroom 15'3" x 12'2" (4.66 x 3.73)

Amtico flooring, two double glazed windows to front, radiator.

### Cloakroom

Amtico flooring, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to front.

## FIRST FLOOR

### Landing

Stairs rising to galleried landing, carpet flooring, double glazed window to front aspect, airing cupboard loft hatch, and doors leading to:

### Bedroom One 13'11" x 13'1" (4.25 x 4.01)

Carpet flooring, double glazed window to front and rear, arch to dressing area with two double built in wardrobes, radiator, door to:

### Ensuite

Amtico flooring, obscure double glazed window to rear, roll top bath, large shower, WC and sink with vanity unit.

### Bedroom Two 12'4" x 11'6" (3.77 x 3.51)

Carpet flooring, double glazed window to front, built in wardrobe, door to:

### Ensuite 2

Amtico flooring, obscure doubled glazed window to front, shower, WC, sink and heated towel rail.

### Bedroom Three 12'4" x 11'2" (3.77 x 3.41)

Carpet flooring, window to front, built in wardrobe, radiator.

### Bedroom Four 11'2" x 10'1" (3.41 x 3.08)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Five 11'2" x 7'7" (3.41 x 2.32)

Carpet flooring, double glazed window to rear, radiator.

### Family Bathroom

Amtico flooring, obscure doubled glazed window to side, bath, shower, WC, sink,

## EXTERIOR

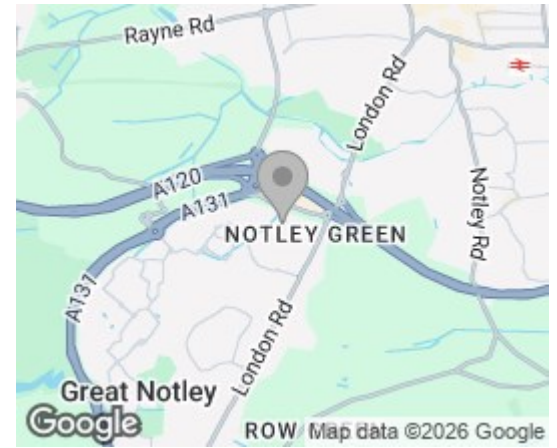
### Front

Garden laid to lawn with path to front entrance door. Block paved driveway to side with generous parking for several vehicles, wooden gates leading to detached Double Garage.

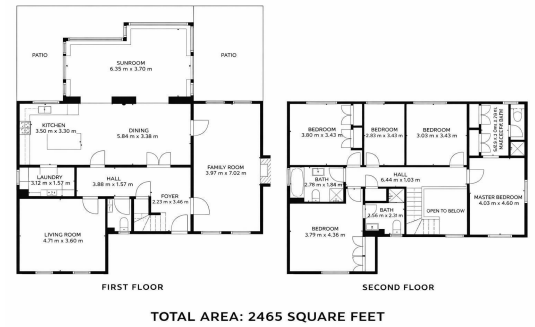
### Rear Garden

Commencing with a paved patio area, leading onto the garden laid largely to lawn with a range of mature trees and plants, door to Double Garage.

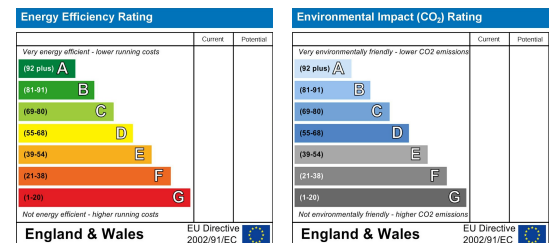
## Area Map



## 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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