



PONDERS ,13 DEWLANDS, BRAINTREE CM77

OFFERS IN EXCESS OF £525,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** STUNNING MUST VIEW FAMILY HOME **** Branocs Estates are delighted to bring to the market, this FOUR bedroom detached family home situated within the popular village location of Black Notley. Presented in a immaculate condition throughout the property comprises of a spacious and inviting entrance hall, cloakroom, spacious living area, large kitchen/diner, study, four well-proportioned bedrooms, an en-suite to the master bedroom and family bathroom suite which are all presented to the highest standard. Externally the property offers a pleasant rear garden and driveway parking which provides off street parking for multiple vehicles. We strongly advise an early appointment to view.



Hallway

Amtico flooring, stairs rising to first floor, radiator, doors to:

Cloakroom

Laminate flooring, hand wash basin inset to vanity unit, WC, obscure window to front

Kitchen/Diner 25’5” x 10’4” (7.77 x 3.17)

Amtico flooring. wall & base units, integrated eye level oven, 4 ring electric hob with extractor over, integrated dishwasher & washing machine, spaces for fridge freezer & wine cooler, one & half stainless steel sink & drainer, tiled splashbacks, breakfast bar, window to front, bi-fold doors leading to rear garden,

Lounge 14’11” > 8’0” x 20’10” > 10’9” (4.56 > 2.46 x 6.36 > 3.28)

Carpet flooring, radiator, patio doors leading to rear garden, doors to:

Study 7’6” x 6’7” (2.29 x 2.02)

Carpet flooring, radiator, window to front

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to:

Bedroom One 10’8” x 14’1” > 9’5” (3.26 x 4.30 > 2.88)

Carpet flooring. 2x double fitted wardrobes, window to front, radiator, door to:

En-Suite

Tile effect flooring. shower enclosure, hand wash basin inset to vanity unit, WC, heated towel railed, obscure window to front, fully tiled walls

Bedroom Two 14’1” x 7’9” (4.30 x 2.38)

Carpet flooring, window to rear, radiator

Bedroom Three 12’9” x 8’0” (3.90 x 2.44)

Carpet flooring, window to front, radiator

Bedroom Four 11’3” x 6’9” (3.45 x 2.06)

Carpet flooring, window to rear, radiator

Bathroom

Amtico flooring, bath with shower over, hand wash basin inset to vanity unit, WC, obscure window to side

Rear of Property

Laid to lawn, patio seating area to rear, enclosed by panel fencing, side access gate

Front of Property

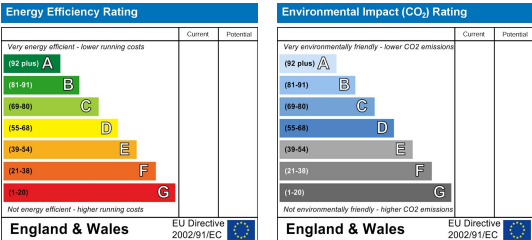
Driveway parking for 3-4 vehicles

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

