



## 8 PLAITERS WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

### 4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* BEAUTIFULLY FINISHED HOME \*\*** Nestled in the desirable area of Plaiters Way, upon the family orientated MARKS FARM development, this superbly presented link-detached house offers a perfect blend of modern living and comfort. Offering impressive living space, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time, whilst offering a beautifully finished KITCHEN/DINER with integrated appliances. With four well-appointed bedrooms, including two EN-SUITE BATHROOMS, there is ample space for a growing family or for those who simply desire extra room.

The house features three contemporary bathrooms, ensuring convenience for all occupants. The current vendor has beautifully modernised the home, creating a stylish and inviting atmosphere throughout. Additionally, there is potential for a loft conversion, providing an opportunity to further enhance the living space to suit your needs.

For those with vehicles, the property includes off street parking, along with a garage equipped with an electric vehicle charger, catering to the needs of modern living. The STUDY offers a quiet space for work or study, while the landscaped rear garden presents a tranquil outdoor retreat, perfect for relaxation or entertaining.



GROUND FLOOR

Entrance Hall

Herringbone style LVT flooring, under stair storage, radiator, stairs to first floor, doors to:

Cloakroom

WC, pedestal hand wash basin, chrome heated towel radiator, obscure window to front.

Study 7'9" x 6'10" (2.37m x 2.10m)

Herringbone style LVT flooring, bespoke fitted office furniture, double glazed window to front aspect, radiator.

Kitchen/Diner 17'2" x 12'0" (5.25m x 3.66m)

Herringbone style LVT flooring throughout, kitchen comprising of matching wall and base level units with quartz work surfaces with matching up stands, incorporating central island unit with downdraught induction hob. Integral oven and grill oven, fridge freezer, dishwasher and washing machine. Butler style sink with mixer tap, door and two double glazed windows to rear garden, opening to dining area, door to:

Living Room 20'7" x 10'4" (6.29m x 3.16m)

Herringbone style LVT flooring, two double glazed windows to front aspect, french doors with sidelight windows opening to the rear garden, radiator, door to inner hallway.

FIRST FLOOR

Landing

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

Master Bedroom 11'3" x 10'7" (3.45m x 3.25m)

Carpet flooring, decorative wall panelling, fitted double wardrobe, double glazed window to front aspect, radiator, door to:

En-suite

Shower enclosure, WC, pedestal hand wash basin, radiator, obscure window to front aspect.

Bedroom Two 9'0" x 8'4" (2.75m x 2.56m)

Carpet flooring, fitted double wardrobe, double glazed window to rear aspect, radiator, door to:

En-suite

Shower enclosure, WC, pedestal hand wash basin, radiator, obscure window to rear aspect.

Bedroom Three 11'5" x 9'1" (3.50m x 2.79m)

Carpet flooring, double glazed window to front aspect, radiator.

Bedroom Four 9'0" x 7'4" (2.75m x 2.26m)

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

Family Bathroom

Shower over bath, WC and hand was basin inset to vanity unit, chrome heated towel radiator, shaving point, obscure window to rear aspect.

EXTERIOR

Front

Path to front entrance door.

Rear Garden

Sandstone patio area with garden largely laid to lawn, with raised planters.

Garage

Situated en-bloc to the rear of the property with driveway parking space in front of the garage, fitted with EV charger.

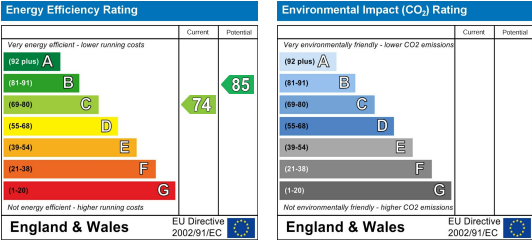
Area Map



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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