



## 24 PETWORTH CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £525,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\*** Occupying a private cul-de-sac position within the renowned Petworth Close, which offers easy access to Great Notley's vast onsite amenities together with the 100' acre Discovery Centre, this much loved FAMILY HOME comes to the market for the first time since new, presented in excellent decorative order throughout. Benefitting from extended ground floor living space with a Conservatory addition to the rear elevation, the ground floor offers a good sized Kitchen with separate UTILITY ROOM, and separate Dining Room, which could be knocked through (subject to survey) to create an enlarged open plan Kitchen/Family Room if so required. To the first floor are four well proportioned DOUBLE bedrooms, with an EN-SUITE to the Master Bedroom suite, in addition to the spacious family bathroom. Externally the property comes with an integral GARAGE which could be converted to create additional living space, as well as a SOUTH FACING garden.





GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, stairs to first floor with glass balustrades, storage cupboard, doors to;

Dining Room 10'5" x 9'3" (3.19 x 2.84)

Carpet flooring, radiator, double glazed window to front.

Cloakroom

Tiled flooring, wash hand basin inset into vanity unit, WC, chrome heated towel radiator.

Kitchen 13'10" x 9'3" (4.24 x 2.83)

Vinyl flooring, double glazed window to rear, wall & base units with roll edge work surfaces, ceramic hob with extractor over, integral oven & warming drawer, inset sink with drainer, integral dishwasher & fridge/freezer, door to;

Utility Room

Vinyl flooring, door to side aspect, space for washing machine, wall & base storage units, inset sink, wall mounted Worcester Bosch boiler, radiator.

Living Room 15'1" x 13'5" (4.60 x 4.10)

Laminate flooring, gas fireplace, two double glazed windows to rear, radiator, french doors to;

Conservatory 11'10" x 10'9" (3.61 x 3.30)

Tiled flooring, range of double glazed window and french doors to rear garden aspect.

FIRST FLOOR

Landing

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

Master Bedroom 11'9" x 11'6" (3.60 x 3.53)

Carpet flooring, two double glazed windows to front, radiator, three fitted wardrobes.

Ensuite

Walk in double shower enclosure, wash hand basin inset to vanity unit, WC, radiator, obscure double glazed window to front.

Bedroom Two 13'10" x 9'2" (4.24 x 2.81)

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

Bedroom Three 10'2" x 8'1" (3.11 x 2.47)

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

Bedroom Four 10'2" x 6'11" (3.11 x 2.12)

Carpet flooring, radiator, double glazed window to rear.

Family Bathroom

Vinyl flooring, obscure double glazed window to side, bath with shower over, pedestal hand wash basin, WC, radiator, shaving point.

EXTERIOR

Garage

Single garage with up & over door.

Front

Driveway for two vehicles with mature flower bed to side offering potential for enlarge driveway frontage.

Garden

Patio, established borders, garden to lawn, further patio/ storage to side aspect.

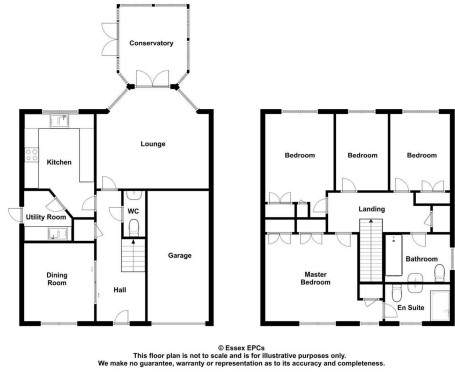
NOTES

We confirm that the property is to be sold subject to the grant of probate, and are informed by the executor that probate has been applied for

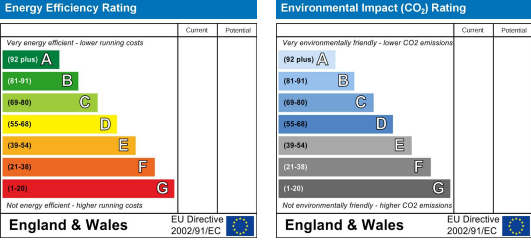
Area Map



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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