



5 RIDINGS AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £575,000

5 Bedrooms | 2 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Nestled in the desirable area of Ridings Avenue, Great Notley, this impressive detached house offers a perfect blend of space and comfort, making it an IDEAL FAMILY HOME. With five generously sized bedrooms, including a Master Bedroom with EN-SUITE and DRESSING ROOM, this property provides ample accommodation for a growing family or those who enjoy hosting guests.

The internal layout is both spacious and inviting, featuring three well-appointed reception rooms that can be tailored to suit your lifestyle needs, all opening into a striking atrium that enhances the sense of space and light throughout the home, creating a warm and welcoming atmosphere. The dual staircase adds a unique touch, offering the potential for split living arrangements, which is particularly advantageous for multi-generational families or those seeking privacy.

The property boasts two modern bathrooms, ensuring convenience for all residents. Additionally, there is driveway parking, a valuable asset in this central location.

Situated within walking distance of local amenities and the Discovery Centre, this home is perfectly positioned for easy access to shops, schools, and recreational facilities. The absence of an onward chain simplifies the buying process, owing for a smooth transition into your new home.

This remarkable property on Ridings Avenue is not to be missed. It combines spacious living with a prime location, making it an excellent choice for those seeking a new home in Great Notley.

**** GUIDE PRICE £575,000 - £600,000 ****



GROUND FLOOR

Entrance Hall

Tiled flooring, radiator, stairs rising to first floor, under stairs storage cupboard, doors to:

Cloakroom

Tiled flooring, obscure double glazed window to front aspect, radiator, pedestal hand wash basin, WC.

Kitchen 11'11" x 7'9" (3.64 x 2.37)

Tiled flooring, matching high gloss wall & base units with roll edged work surfaces, oversized stainless steel sink with mixer tap, filtered water tap, integrated dishwasher & microwave, spaces for range style oven & fridge/ freezer, double glazed window & door to side aspect, opening to atrium.

Dining Room 15'1" x 8'4" (4.62 x 2.56)

Walnut flooring, radiator, french doors to inner hallway, opening to atrium.

Living Room 19'5" x 10'6" (5.93 x 3.21)

Carpet flooring, radiator, double glazed window to front aspect, wall mounted CVO 'Living Flame' flueless gas fire, french doors to inner hallway, opening to atrium.

Utility Room

Vinyl flooring, sink with drainer, spaces for washing machine & tumble dryer, door to garage.

Sitting Room/Study 14'7" x 8'3" (4.45 x 2.54)

Walnut flooring, gas fired stove, radiator, double glazed window & french doors to rear garden, stairs rising to first floor.

FIRST FLOOR

Landing

Carpet flooring, storage cupboard, stairs rising to second floor, doors to:

Master Bedroom 17'7" x 9'6" (5.36 x 2.92)

Carpet flooring, radiator, two double glazed windows to rear aspect, opening to:

Dressing Room 13'1" x 8'3" (4.01 x 2.54)

Carpet flooring, radiator, vaulted ceiling with velux window to rear aspect, stairs descending to first floor.

En-Suite

Walk in double shower enclosure, hand wash basin inset to vanity unit, WC, chrome heated towel radiator, fully tiled.

Bedroom Two 10'9" x 9'5" (3.29 x 2.89)

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

Bedroom Five 9'9" x 8'8" (2.99 x 2.65)

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

Family Bathroom

Corner spa jacuzzi bath, separate double shower enclosure, hand wash basin, WC, chrome heated towel radiator, tiled walls & flooring, obscure window to rear aspect.

SECOND FLOOR

Landing

Carpet flooring, radiator, velux window to rear aspect, fitted desk area, doors to:

Bedroom Three 11'4" x 10'9" (3.47 x 3.30)

Carpet flooring, bespoke fitted furniture, eaves storage, velux window to rear & double glazed window to side aspect.

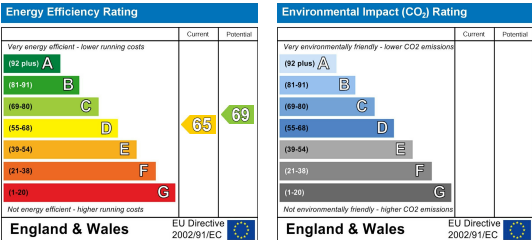
Area Map



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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