



## 5 CONISTON CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £550,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

\*\* STUNNING FAMILY HOME \*\* Nestled within a sought after CUL-DE-SAC within the renowned WHITE COURT development, forming part of Great Notley Garden Village, this beautifully finished FOUR double bedroom family home has undergone extensive renovation by the present owners, including new UPVC windows/doors, new central heating boiler, new Kitchen/Bathroom suites, as well as recently laid DRIVEWAY which offers generous parking for four vehicles, and a landscaped rear garden with OUTBUILDING. The property further benefits from an integral DOUBLE GARAGE which offers scope for conversion to allow further internal enlargement. White Court is an established family orientated development situated conveniently within easy access of the A120 and Essex Regiment Way towards both Stansted and Chelmsford, and is home to the ever favourable White Court Primary School, and being within walking distance of a host of Great Notley village amenities including the spacious 100' acre Discovery Centre.



## FRONT

Blocked paved driveway leading to double garage. Parking for up to 4 vehicles. Lawn and mature shrubs to side. Side access to rear garden.

## Entrance hall

Laminate flooring, stairs to first floor, radiator, ceiling spotlights, doors to:

### Living Room 21'9" x 11'2" (6.65 x 3.41)

Spacious reception room with Amtico flooring, double glazed bay window to front aspect, electric fireplace, two radiators, TV point, french doors to rear.

## Cloakroom

Tiled flooring, wall mounted WC, hand wash basin inset to vanity, heated towel rail.

## Kitchen/Diner

Kitchen Area [4.33m x 2.97m] Amtico flooring, Howdens shaker style Kitchen with wall & base units with Quartz worktops with matching upstand, spaces for Range cooker, American fridge/freezer, washing machine & wine cooler. Integral dishwasher & microwave. One & a half sink with mixer tap & boiling hot water tap. Plinth lighting, ceiling spotlights, fitted extractor hood. Two double glazed windows to rear aspect, opening to:

Dining Area [2.54m x 3.78m] consisting of wall mounted radiator, breakfast bar, internal door to double garage, french doors to rear garden.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, airing cupboard, loft access, storage cupboard

### Master Bedroom 14'2" x 13'0" (4.33 x 3.98)

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

### Bedroom Two 15'10" x 8'3" (4.85 x 2.54)

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

### En-suite

Fully tiled, wall mounted WC, wash hand basin with vanity unit, bath with wall mounted shower over, heated towel radiator, obscure double glazed window to rear.

### Bedroom Three 8'5" x 13'3" (2.58 x 4.05)

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

### Bedroom Four 9'8" x 8'1" (2.95 x 2.48)

Laminate flooring, over stair cupboard, double glazed window to front aspect.

### Family Bathroom

Sensor controlled ceiling lighting, shower enclosure, wall mounted WC, hand wash basin inset to vanity unit, fully tiled, heated towel radiator, obscure double glazed window to rear.

### Garden

Beautifully landscaped garden commencing with paved patio area with further raised decked area. Remainder of garden laid to lawn with mature shrub borders. Summer house to remain.

### Summer House

Two windows & doors to overlooking the Garden and patio area, internal power & lighting connected

### Double Garage

Up & over doors, power & light connected, internal door connecting to the main house.

## Area Map

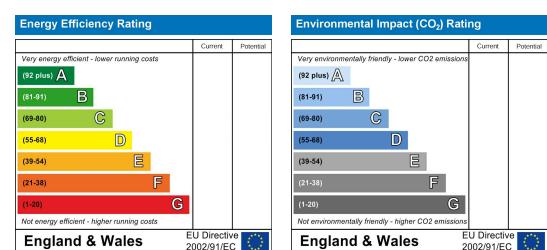


## Floor Plans



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## 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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