



## 9 DAPHNE CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* CUL-DE-SAC POSITION \*\*** This BEAUTIFULLY APPOINTED THREE bedroom semi-detached home is situated within a private turning, centrally located within the heart of the village of Great Notley, within easy reach of vast onsite amenities. With an overly spacious ground floor featuring an OPEN PLAN style KITCHEN/DINER, leading to a Conservatory extension, this house further offers THREE great sized bedrooms, an EN-SUITE bathroom to the master bedroom, as well as an easy maintenance garden. To the front is a private driveway with single GARAGE. Early viewing is highly advised in order to truly appreciate the excellent finish on offer.



Entrance Hall

Tiled flooring, radiator, doors off to Lounge & Cloakroom

Cloakroom

Tiled flooring, low level WC, wall mounted hand wash basin with tiled splashback, radiator

Living Room 10'4 x 17'1 (3.15m x 5.21m)

Bay fronted double glazed window, engineered oak flooring, 2 x radiators, TV point, gas fireplace with marble surround, under-stair storage cupboard, door leading to inner hallway

Inner Hall

Laminate flooring, stairs rising to first floor, storage cupboard, door leading to kitchen

Kitchen/Diner 13'4 x 13'11 (4.06m x 4.24m)

Tiled flooring, dining area with space for dining table, opening to Conservatory, bespoke kitchen suite comprising hand made wall and base level units with solid wood work surfaces, inset ceramic butler style sink with mixer tap, integral oven with four ring gas hob and wall mounted extractor unit, spaces for washing machine, fridge-freezer and dishwasher. Under counter lighting, tiled splash backs.

Conservatory 8'0 x 14'2 (2.44m x 4.32m)

Tiled floor with underfloor heating, range of double glazed windows to rear aspect, French doors opening to rear garden, radiator, TV point

FIRST FLOOR

Landing

Carpet flooring, over-stair storage cupboard, loft access, doors to:

Master Bedroom 10'11 x 11'0 (3.33m x 3.35m)

Carpet flooring, double glazed window to rear aspect, radiator, TV point, fitted wardrobe with sliding doors, door leading to en-suite

En-Suite

Tiled flooring, part tiled walls, obscure double glazed window to side, pedestal hand wash basin, low level WC, radiator, double shower enclosure, extractor.

Bedroom Two 7'1 x 12'2 (2.16m x 3.71m)

Double glazed window to front, herringbone style flooring, radiator, TV point

Bedroom Three 7'1 x 8'9 (2.16m x 2.67m)

Herringbone style flooring, double glazed window to front, radiator

Bathroom

Tiled flooring, bath with shower over, hand wash basin & WC inset to vanity unit, radiator, extractor fan, shaving point, heated towel rail

Rear of Property

South facing rear garden, artificial lawn, stone paved patio area, side access leading to front

Front of Property

Driveway to front providing off road parking, leading to Garage. Path to front entrance door, side access leading to rear garden, front garden with artificial lawn

Area Map

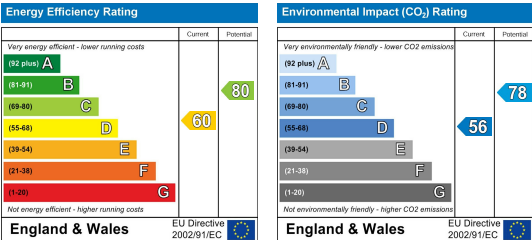


Floor Plans



For Illustrative Purposes Only.

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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