



## 27 CHURCH MEADOWS, BRAINTREE CM7

OFFERS IN EXCESS OF £575,000

### 5 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* SUPERBLY PRESENTED...COMPLETE ONWARD CHAIN! \*\*** Nestled in the charming area of Church Meadows, Bocking, this exquisite detached house offers a perfect blend of modern living and spacious comfort. With five well-appointed bedrooms, including two with en-suite bathrooms, this property is ideal for families seeking both privacy and convenience.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The stunning brand new kitchen/diner is a true highlight, designed to be the heart of the home, where culinary delights can be prepared and enjoyed in a bright and airy setting.

The property boasts three bathrooms in total, ensuring that morning routines run smoothly for all family members. A dedicated study offers a quiet space for work or study, catering to the needs of those who require a productive environment at home.

Outside, the generous driveway accommodates parking for up to five vehicles, making it perfect for families with multiple cars or for hosting gatherings. The double garage adds further convenience and storage options.

The good-sized south-facing garden is a delightful feature, providing a sunlit outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during warmer months.

This remarkable home in Bocking is not just a property; it is a lifestyle choice, offering comfort, space, and modern amenities in a desirable location. Do not miss the opportunity to make this stunning house your new home.





GROUND FLOOR

Entrance Hall

LVT flooring, storage cupboard, doors to:

Kitchen/Family Room 24'2" by 10'2" (7.38 by 3.11)

LVT herringbone flooring, newly fitted kitchen suite comprising of shaker style units with quartz work surfaces, incorporating a central island unit with seating, windows to front and rear aspect, integral appliances incorporating a five ring induction hob and extractor above, double oven, fridge/freezer, space for wine cooler, washing machine, dishwasher, inset butler style sink with mixer tap, door to side

Lounge 17'7" by 14'3" (5.37 by 4.35)

Laminate flooring, radiator, inset log burning stove, two double glazed windows & patio doors to rear.

Study 10'0" by 7'4" (3.07 by 2.24)

LVT flooring, radiator, double glazed window to front.

Cloakroom

Pedestal hand wash basin, WC, radiator, obscure double glazed window to side.

FIRST FLOOR

Landing

Carpet flooring, stairs to second floor, doors to:

Master Bedroom 14'4" by 11'2" (4.37 by 3.42)

Carpet flooring, radiator, double glazed window to rear, walk in dressing room, door to:

En-Suite

WC, pedestal hand wash basin, double shower enclosure, chrome heated towel radiator, obscure window to rear aspect

Bedroom Two 12'1" by 10'4" (3.69 by 3.16)

Carpet flooring, built in wardrobes, radiator, double glazed window to front.

Bedroom Five 11'11" by 7'7" (3.65 by 2.33)

Carpet flooring, radiator, double glazed window to front.

Family Bathroom

Four piece bathroom suite with freestanding bath, separate shower enclosure, WC, pedestal hand wash basin, chrome heated towel radiator, obscure window to rear aspect, fully tiled.

SECOND FLOOR

Landing

Carpet flooring, doors to:

Bedroom Three 13'8" by 10'0" (4.17 by 3.07)

Carpet flooring, radiator, double glazed window to front, door to:

En-Suite

WC inset to vanity unit, wall mounted hand wash basin, shower enclosure, chrome heated towel radiator

Bedroom Four 14'11" by 7'8" (4.57 by 2.34)

Carpet flooring, radiator, double glazed window to front.

EXTERIOR

Front of Property

Large block paved driveway with parking for up to five vehicles, with double garage to side. Side access to rear garden.

Rear Garden

Block paved sandstone patio area with additional patio to side, leading to garden laid to lawn with enclosed borders with raised flower beds.

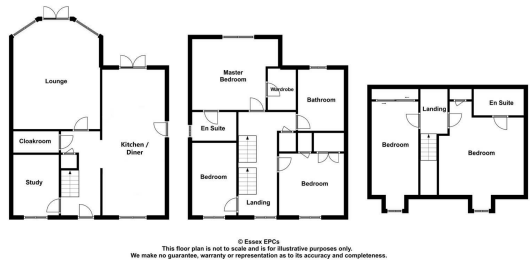
Double Garage

2 x up and over doors to front. Internal power and lighting.

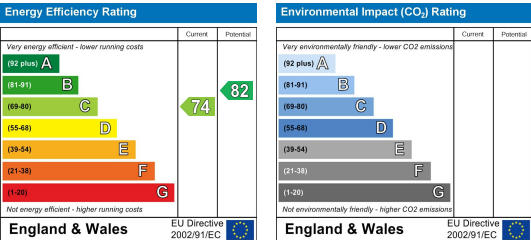
Area Map



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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