



17 THATCHERS WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £625,000

6 Bedrooms | 4 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Situated within a quiet cul-de-sac, within a stones throw of village amenities, this stunning executive family home enjoys substantial interior living space, set across three floors, and offering SIX bedrooms, with FOUR bathrooms, and generous reception space to the ground floor. Making an ideal family home for any growing family, the property further offers a detached DOUBLE GARAGE, with driving parking for a minimum of four vehicles, and a good sized rear garden perfect for summer BBQ's and entertaining. The village of Great Notley itself occupies an enviable location on the outskirts of Braintree, offering immediate access to the A120 towards London Stansted and the M11, whilst being just a 15 minute drive from Chelmsford City Centre and 10 minutes from the Park and Ride. Early viewing is highly advised in order to avoid disappointment.



ENTRANCE HALLWAY

Karndean flooring, under stairs storage cupboard, smooth ceiling, stairs to first floor

CLOAKROOM

Karndean flooring, low level WC, hand wash basin inset to vanity unit, radiator, smooth ceiling

LIVING ROOM 20'01 x 11'08 (6.12m x 3.56m)

Karndean flooring, double glazed windows to front & rear aspects, feature fireplace with gas fire, smooth ceiling with exposed beams

DINING ROOM 11'11 x 10'5 (3.63m x 3.18m)

Karndean flooring, double glazed window to front aspect, radiator, smooth ceiling

KITCHEN/ BREAKFAST ROOM 24'09 x 11'02 (7.54m x 3.40m)

Range of matching wall & base units with roll edged work surfaces, one & a half sink with central mixer taps, integral double oven , gas hob with extractor over, space for American style fridge/freezer & dishwasher, wall mounted boiler, radiator, tiled flooring with underfloor heating, double glazed windows to side & rear, french doors to rear, smooth ceiling

UTILITY ROOM

Wall & base units with roll edge work surfaces, space for washing machine & tumble dryer, radiator, tiled flooring, double glazed windows to side & rear, door to garden,

FIRST FLOOR

LANDING

Carpet flooring, airing cupboard, radiator, double glazed window to rear, smooth ceiling

MASTER BEDROOM 13'10 x 13'04 (4.22m x 4.06m)

Carpet flooring, radiator, air conditioning unit, built in wardrobes, double glazed window to rear, smooth ceiling

MASTER ENSUITE

Corner shower enclosure, low level WC, low level WC, hand wash basin inset to vanity unit, vinyl flooring, smooth ceiling, obscure double glazed window to front

BEDROOM TWO 10'11 x 10'09 (3.33m x 3.28m)

Carpet flooring, double glazed window to side, built in wardrobes, radiator, air conditioning unit, smooth ceiling

ENSUITE

Pedestal hand wash basin, WC, radiator, storage cupboard, double glazed window to side, vinyl flooring, smooth ceiling

BEDROOM FIVE 11'10 x 9'08 (3.61m x 2.95m)

Carpet flooring, radiator, double glazed window to front, smooth ceiling

BEDROOM SIX 8'06 x 8'01 (2.59m x 2.46m)

Laminate flooring, built in wardrobes, radiator, double glazed window to rear, smooth ceiling

FAMILY BATHROOM

Shower enclosure, bath with shower attachment, low level WC, pedestal hand wash basin, radiator, obscure double glazed window to side, vinyl flooring, smooth ceiling

SECOND FLOOR

LANDING

Carpet flooring, radiator, double glazed window to rear, smooth ceiling

BEDROOM THREE 13'08 x 12'08 max (4.17m x 3.86m max)

Laminate flooring, built in wardrobes, radiator, air conditioning unit, double glazed window to front, smooth ceiling

BEDROOM FOUR 13'08 x 11'00 max (4.17m x 3.35m max)

Laminate flooring, built in wardrobes, radiator, air conditioning unit, double glazed window to front, smooth ceiling

BATHROOM

Bath with central mixer taps & shower attachment. double hand wash basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to front, vinyl flooring, smooth ceiling

FRONT OF PROPERTY

Picket fencing to front with entrance gate and path leading to front entrance door. Driveway to side.

DOUBLE GARAGE

Up and over electric door, with internal power and lighting connected.

GARDEN

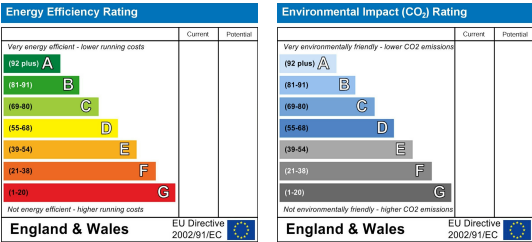
Area Map



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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