



11 MELFORD GROVE, BRAINTREE CM77

£2,700 PER MONTH

6 Bedrooms | 4 Bathrooms | 4 Receptions

**** AVAILABLE OCTOBER **** STUNNING family home presented in the highest order, situated within a private cul-de-sac position within the highly sought after village of Great Notley. With FIVE/SIX bedrooms, THREE/FOUR reception rooms and FOUR bathrooms, the property offers open and flowing internal living space ideal for modern family living, and comes with an easy maintenance rear garden, as well as driveway parking for three vehicles. Melford Grove is perfectly positioned within the heart of Great Notley and within walking distance of all village amenities, walkways, schools, and the Great Notley Discovery Centre. Viewing advised.



Entrance Hall

Tiled flooring, window to front, under stair storage cupboard, stairs rising to first floor, radiator, doors to all ground floor rooms.

Lounge 23’11” x 11’8” (7.29m x 3.56m)

Carpet flooring, bay window to front aspect, french doors to rear garden, 2 x radiators, feature fireplace, phone point, TV point.

Kitchen/Dining Room 18’0 x 17’10 > 12’3 (5.49m x 5.44m > 3.73m)

Tiled flooring, L shaped room, single window to side aspect, windows to rear, French doors into family room, ceiling spotlights, radiator, TV point.High specification cream gloss effect kitchen suite with a range of base and wall mounted units, larder unit, and granite work surfaces with up stands. Fully integrated suite comprising fitted treble range oven, gas hob, fitted extractor unit over, wine cooler, dishwasher, and fridge-freezer. Surface and floor level lighting, inset sink and waste sink with drainer set into surface. Radiator, ceiling spotlights, under floor heating.

Utility

Tiled flooring, side access door, wall and base level units, spaces for washing machine and tumble drier, stainless steel sink with mixer tap and drainer, edged work surfaces, Wall mounted gas boiler with cabinet surround.

Cloakroom

Tiled flooring, low level WC, radiator, hand wash basin

Family Room 19’7 x 15’1 (5.97m x 4.60m)

Tiled flooring with underfloor heating, wall mounted gas radiator, bi-folding to garden, range of double glazed windows, smooth ceiling with recessed downlighting.

Playroom/Bedroom Six 16’7 x 10’9 (5.05m x 3.28m)

Laminate wood flooring, rear access door to garden, double glazed window to front aspect, radiator, kitchenette with base level unit with inset sink and mixer tap, edged work surface, space for fridge, further window to side aspect, door to Shower Room.

Shower Room

Walk in double shower cubicle with glass screen, rainfall shower head, pedestal basin, tiled flooring, low level WC, heated chrome towel rail, extractor fan, obscure window to front aspect.

FIRST FLOOR

Bedroom One 12’6 x 12’1 (3.81m x 3.68m)

Window to front aspect, deep pile carpet flooring, fitted double wardrobes with sliding doors, radiator, door to ensuite bathroom.

En-Suite

Tiled flooring, obscure glass window to front aspect, white suite comprising shower cubicle with glass screen, pedestal hand wash basin, WC, heated chrome towel radiator, shaving point, extractor fan.

Bedroom Two

Carpet flooring, window to front aspect, substantial double bedroom with radiator and TV point, door to ensuite.

En-Suite

Newly fitted suite comprising Shower, WC, hand wash basin and radiator.

Bedroom Three 10’9 x 9’6 (3.28m x 2.90m)

Carpet flooring, radiator, double glazed window to rear, TV point.

Bedroom Four 9’7 x 9’6 (2.92m x 2.90m)

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

Bedroom Five 11’8 x 8’2 > 5’8 (3.56m x 2.49m > 1.73m)

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

Bathroom

Part tiled walls, panel bath with mixer taps, pedestal basin, obscure window to side aspect, WC, tiled flooring, radiator.

Front of Property

The front of the property is paved with parking for 3 vehicles, up and over garage door (Part Storage. The majority of the garage has been converted to create the Playroom/Bedroom Six), pathway leading to front entrance door.

Rear of Property

Paved garden area of generous size with raised decking area, summerhouse, side access gate, artificial lawn

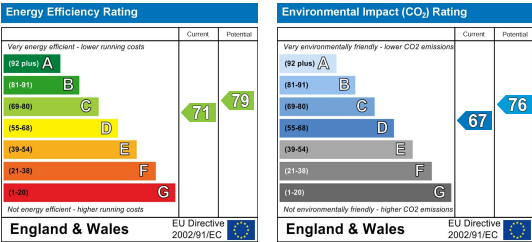
Area Map



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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