



46 NOTLEY ROAD, BRAINTREE CM7

GUIDE PRICE £375,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** BEAUTIFUL HOME WITH OFF ROAD PARKING ** COMPLETE ONWARD CHAIN **** This spacious FOUR bedroom family home offers immense living space, with many original character features in tact. Fully modernised throughout including a new family bathroom suite, and being fully redecorated, this immaculate home has been extensively loved by the present vendors. Within short walking distance of the Town Centre and Braintree Station, this property really is a commuters dream and is also just a short drive from the A120 giving access to the M11 and London Stansted Airport. Within walking distance is the renowned Flitch Way, and an array of local schooling options including John Ray and St Michaels Primary Schools, as well as The Notley High School. Off street parking for up to two vehicles can be found adjacent to the property off of Kenworthy Road. Viewing is advised in order to appreciate the standard of accommodation on offer.



Entrance Hall

Entering via external storm entrance porch, polished wood flooring, with stairs rising to the first floor. Radiator, under stairs cupboard, doors to remaining reception rooms.

Living Room 11'10" x 14'9" (3.63 x 4.52)

Wood flooring, open fireplace, bay window to front aspect, radiator, TV point, smooth finish ceiling with picture rails intact.

Cloakroom

WC, Hand wash basin

Kitchen/Dining Room 12'4" x 20'4" (3.76 x 6.20)

Double glazed window to the rear aspect, fitted kitchen suite with matching wall and base level units, under counter lighting, sink with mixer tap inset to work surface, spaces for Washing Machine, Dishwasher, and Fridge-Freezer, space for Gas RangeMaster oven, with fitted Chimney style extractor over. Dining Area with window to side aspect, wooden flooring with French doors opening to rear garden.

Landing

Stairs to second floor, doors off to bedrooms and family bathroom

Bedroom Two 11'8" x 14'0" (3.58 x 4.29)

Double glazed window to front aspect, radiator.

Bedroom Three 12'2" x 11'1" (3.73 x 3.40)

Double glazed window to rear aspect, radiator

Bedroom Four 9'3" x 9'3" (2.82 x 2.84)

Double glazed window to rear aspect, radiator

Family Bathroom

Double glazed window to front aspect, radiator, white bathroom suite comprising of a bath, shower enclosure, hand wash basin, low level WC.

Master Bedroom 10'2" x 17'5" (3.10 x 5.31)

Two double glazed windows to front aspect, built in wardrobes, radiator, door to en-suite bathroom

En-Suite Bathroom

Double glazed window to front aspect, bathroom suite comprising of a bath with mixer taps, hand wash basin with vanity unit, low level WC, radiator.

Front

Retaining brick wall to front, with entrance gate and path to front entrance door. Garden laid mainly to lawn with border flower beds. Side access gate to rear garden

Rear Garden

Commencing with a raised decking area, opening onto a garden laid mainly to lawn, with permanent outbuilding suitable for conversion to a work from home space or garden room. Westerly aspect meaning this property is an afternoon sun trap.

Parking

Off street parking is available via a private driveway area adjacent to the property, off of Kenworthy Road. Further permit parking can be found in the same road for friends/visitors.

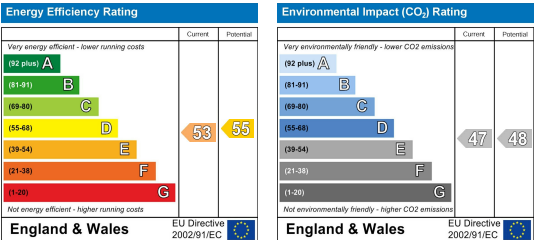
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

106 High Street
Braintree
Essex
CM7 1JP

