



253 NOTLEY ROAD, BRAINTREE CM7

GUIDE PRICE £625,000

4 Bedrooms | 2 Bathrooms | 4 Receptions

**** THE PERFECT FAMILY HOME **** Situated within a private mews upon the south side of Braintree, this EXTENDED family home offers all the space needed for any established or growing family. With four DOUBLE bedrooms, FOUR reception rooms, and a spacious NEWLY FITTED open plan Kitchen/Family Room and Utility Room, externally there is a good sized rear garden, with a DOUBLE garage, and large driveway parking for four vehicles. Presented in first class decorative order, this enviable home has been extensively modernised by the present owners, with flowing living space throughout. Superbly located within walking distance of good local schools, and being within easy access of major transport routes, early viewing is highly advised in order to appreciate the opportunity on offer.



GROUND FLOOR

Entrance Hall

Carpet flooring, stairs rising to first floor, radiator, doors off to:

Living Room 22'9" x 11'7" (6.94 x 3.55)

Carpet flooring, media wall, double glazed bay window to front aspect, radiator, french doors opening to the rear garden.

Study 8'3" x 6'3" (2.54 x 1.91)

Carpet flooring.

Playroom/Cinema Room 12'8" x 11'4" (3.87 x 3.46)

Carpet flooring, window to front aspect, radiator.

Dining Room 10'11" x 9'6" (3.34 x 2.91)

Tiled flooring, opening to Kitchen/ Family Room, side access door onto Driveway.

Kitchen/Family Room 23'9" x 11'11" (7.24 x 3.64)

Tiled flooring, double glazed window to rear aspect, 2 x sets of french doors opening to the rear garden patio area, ceiling skylight with recessed surround lighting, Dining Area, Kitchen suite with central island, one & a half sink with mixer tap, two integral ovens & combi oven, integral fridge/freezer, space for dishwasher, door to Utility Room.

Utility Room

Door rear Garden, internal door to Garage, space for washing machine & tumble dryer

Cloakroom

Low level WC, pedestal hand wash basin, chrome heated towel rail.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, double glazed window to front, doors to:

Master Bedroom 14'4" x 10'4" (4.39 x 3.17)

Carpet flooring, radiator, double glazed window to rear aspect, door to en-suite

En-Suite

Double shower enclosure, pedestal hand wash basin, Low level WC, chrome heated towel rail.

Bedroom Two 14'5" x 9'6" (4.40 x 2.92)

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

Bedroom Three 12'8" x 8'1" (3.87 x 2.48)

Carpet flooring, radiator, double glazed window to front.

Bedroom Four 12'9" x 8'1" (3.90 x 2.48)

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

Family Bathroom

Panelled bath with shower over, low level WC, pedestal hand wash basin, towel rail, obscure window to rear aspect.

EXTERIOR

Front

Double driveway to side aspect with ample parking for at least 4 vehicles.

Rear Garden

Larger than average space with paved patio area opening onto garden laid predominantly to lawn, personnel door into Garage.

Double Garage

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

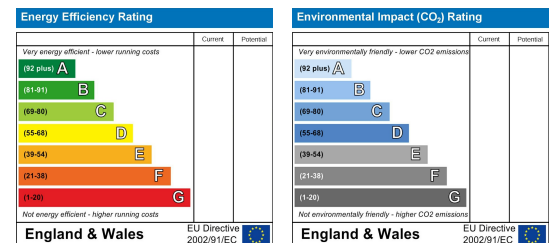
Area Map



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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