



## 12 AUDLEY CLOSE, BRAINTREE CM77

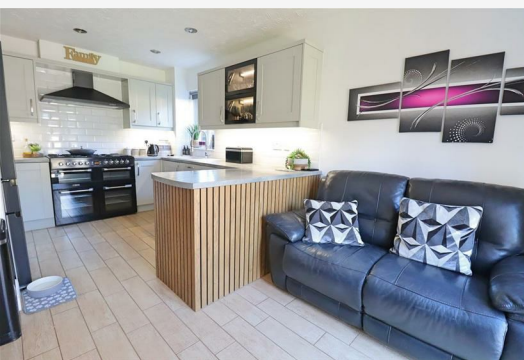
GUIDE PRICE £600,000

### 5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* THE ONE YOU'VE BEEN WAITING FOR \*\*** Nestled in the desirable Audley Close, Great Notley, this **STUNNING** detached house offers an exceptional family living experience. With **FIVE** spacious bedrooms, this property is perfect for those seeking ample space for family and guests alike. The home boasts generous reception rooms, including a **KITCHEN/FAMILY ROOM**, providing versatile areas for relaxation, entertainment, or work.

The heart of the home is undoubtedly the expansive kitchen and family room, designed to foster togetherness and create lasting memories. This inviting space is perfect for both casual dining and entertaining, making it a true hub of the home.

The property features three modern bathrooms, ensuring convenience for all residents. Outside, you will find a beautifully landscaped garden, ideal for enjoying the outdoors, hosting summer barbecues, or simply unwinding in a tranquil setting. The garden is a perfect extension of the living space, providing a serene escape from the hustle and bustle of daily life.



GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, doors to;

Cloakroom

Tiled flooring, WC, hand wash basin, heated towel radiator, obscure window to side aspect

Living Room 20'11" x 11'10" (6.38 x 3.61)

Carpet flooring, bay window to front aspect, patio doors to rear garden

Kitchen/Family Room 18'1" x 17'2" (5.53 x 5.24)

Tiled flooring, patio doors to rear aspect, windows to side and rear aspect, modern fitted kitchen with matching wall and base level units, with return breakfast bar, under counter lighting, integrated dishwasher, spaces for American style fridge freezer and Range style oven, sink with adjustable mixer tap, opening to Dining Area

Utility Room 7'11" x 6'1" (2.43 x 1.87)

Tiled flooring, door to side aspect, wall and base units with spaces for Washing Machine and Tumble Dryer, wall mounted gas fired boiler, stainless steel sink

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Master Bedroom 18'4" x 13'1" (5.59 x 4.01)

Carpet flooring, window to front aspect, secondary loft access, door to;

En-Suite

Fully tiled, walk in shower enclosure, low level WC, hand wash basin inset to vanity unit, velux window to rear aspect, heated towel radiator

Bedroom Two 13'5" x 11'3" (4.09 x 3.43)

Carpet flooring, window to front aspect, door to;

En-Suite

Large walk in shower enclosure, WC and hand wash basin inset to vanity unit, obscure window to front aspect, heated towel radiator

Bedroom Three 10'9" x 9'6" (3.30 x 2.92)

Carpet flooring, radiator, window to rear aspect

Bedroom Four 9'8" x 9'5" (2.95 x 2.88)

Carpet flooring, radiator, window to rear aspect

Bedroom Five 11'8" x 8'2" (3.56 x 2.49)

Carpet flooring, radiator, window to rear aspect

Family Bathroom

Tiled flooring, WC and hand wash basin inset to vanity unit, obscure window to side aspect, bath with mixer tap and shower attachment

EXTERIOR

Front

Block paved driveway leading to double garage, stone shingle border and further side storage area. Side gate to rear garden.

Rear Garden

Beautifully landscaped with a south facing aspect, commencing with a paved patio area, leading to garden laid largely to lawn with established borders, together with a raised decked sun terrace, and additional raised hot tub area

Double Garage

2 x up and over Garage doors, internal power and lighting connected

Area Map

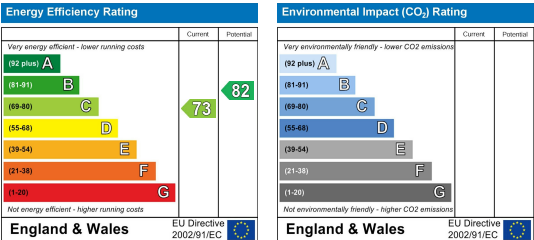


Floor Plans



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Energy Efficiency Graph



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

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

