



## 101 GRANTHAM AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £375,000

### 3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* MODERN FAMILY LIVING \*\*** Located within the ever-popular Great Notley area, this beautifully maintained three/four bedroom semi-detached home perfectly combines style, comfort, and practicality. The property features a spacious open-plan lounge/diner, ideal for family living and entertaining, complemented by a modern fitted kitchen finished to a high standard. The garage conversion provides a versatile additional reception room or fourth bedroom, perfect for guests, a home office, or a playroom.

Upstairs, the home offers three well-proportioned bedrooms, including a master suite with a dressing area and en-suite shower room, plus two further bedrooms and a contemporary family bathroom. Outside, there is a low-maintenance rear garden and an outbuilding currently used as a home gym, adding extra flexibility for work or leisure.

Conveniently located within walking distance of local schools, Tesco Superstore, the village square, and other amenities, this property is perfectly suited for families and professionals alike.



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs rising to first floor, radiator, doors to;

Cloakroom

Vinyl flooring, hand wash basin inset to vanity unit, inset WC, heated towel rail, obscure double glazed window to front.

Open plan Lounge/ Diner 21’2 x 16’10 (6.45m x 5.13m)

Laminate flooring, radiator, under stairs storage cupboard, two velux windows & two sets of patio doors to rear, opening to;

Kitchen 11’3 x 8’9 (3.43m x 2.67m)

Tiled flooring, high gloss wall & base units with edged work tops, one & a half sink with central mixer tap, integral eye level double oven, gas hob with extractor over, integral dishwasher, spaces for fridge/freezer & washing machine, double glazed window to front.

Sitting Room/ Bedroom Four 16’11 x 8’9 (5.16m x 2.67m)

Laminate flooring, radiator, double glazed window to front.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 13’1 x 9’3 (3.99m x 2.82m)

Carpet flooring, radiator, double glazed window to rear, opening to;

Dressing Area

Carpet flooring, range of fitted wardrobes, door to;

Ensuite

Vinyl flooring, hand wash basin & WC inset to vanity units, corner shower enclosure, obscure double glazed window to front.

Bedroom Two 10’1 x 9’1 (3.07m x 2.77m)

Carpet flooring, radiator, built in wardrobes, double glazed window to front.

Bedroom Three 8’2 x 6’0 (2.49m x 1.83m)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Vinyl flooring, bath with shower over, hand wash basin inset to vanity unit, chrome heated towel rail, obscure double glazed window to front.

EXTERIOR

Garden

Enclosed paved garden with further raised paved patio, side access gate, Summer house with power & lights to remain.

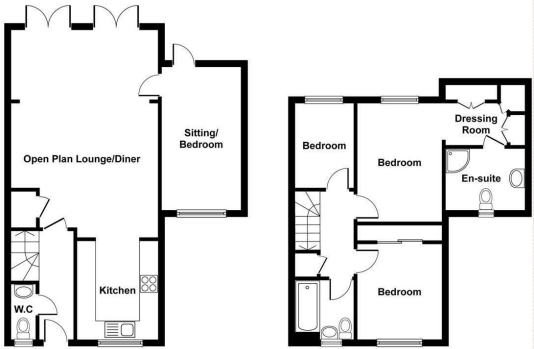
Front Of Property

Enclosed frontage with wrought iron fencing & path to front entrance, block paved driveway to side.

Area Map

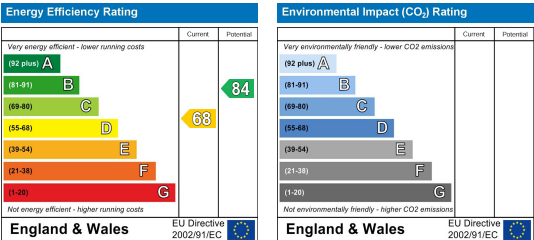


Floor Plans



For Illustrative Purposes Only.

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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