



29 BRIDGE END LANE, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**** SPACIOUS FAMILY HOME WITH NO CHAIN **** Situated within the "Panners" area of the ever popular Great Notley village, this FOUR bedroom family home arranged over three floors offers an abundance of internal living space, with generous double bedrooms including a spacious Master Bedroom suite, with EN-SUITE bathroom. The property is presented in excellent decorative order throughout and gives versatile accommodation which includes a Lounge with open fireplace, a STUDY/PLAYROOM, Kitchen/Dining Room, Utility Room, Cloakroom, three bedrooms to the first floor with the second bedroom further benefitting from a BRAND NEW en-suite, and a family bathroom, whilst the second floor consists of the master bedroom and a four piece en-suite. Externally there is a good sized rear garden with landscaped patio area, together with a DOUBLE GARAGE and driveway. We highly advise an early appointment to view in order to appreciate the space and superior finish on offer.

**** GUIDE PRICE £450,000 - £475,000 ****



GROUND FLOOR

Entrance Hall

Engineered oak herringbone style flooring, radiator, stairs rising to First Floor, under stair storage cupboard

Study/Playroom 9'2" x 10'9" (2.80 x 3.30)

Double glazed window to front aspect, engineered oak herringbone flooring, radiator

Cloakroom

Consisting of a low level WC and a wall mounted hand wash basin, radiator.

Living Room 14'9" x 15'1" (4.50 x 4.60)

Engineered oak herringbone style flooring, double glazed windows & door leading to the rear garden. Radiator, open fireplace with exposed brick chimney stack and hearth

Kitchen 9'6" x 21'3" (2.90 x 6.50)

Comprising of a range of matching wall and base level units with roll edge worktops. Integral dishwasher, fridge/freezer and eye level oven & grill with separate four ring gas hob and extractor over. One and a half bowl sink unit with mixer tap & drainer inset to worktop. Tiled flooring. Windows to front, side and rear. Radiator. Ceiling spotlights. Tiled splashbacks.

Utility Room

Consisting of base level units with a roll edge worktop. Space for washing machine. Tiled flooring. Door to rear garden. Tiled splashbacks. Extractor. Wall-mounted boiler.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front aspect, stairs to second floor, doors to:

Bedroom Two 11'9" x 14'5" (3.60 x 4.40)

Carpet flooring, double glazed window to rear, radiator, fitted wardrobes, door to:

En-Suite

Brand new suite with walk in shower enclosure, WC, hand wash basin inset to vanity unit, heated towel radiator, obscure window to front aspect

Bedroom Three 8'6" x 9'10" (2.60 x 3.00)

Carpet flooring. Window to rear. Radiator. Built in wardrobes.

Bedroom Four 8'10" x 8'10" (2.70 x 2.70)

Carpet flooring. Window to front. Radiator.

Family Bathroom

Consisting of a panel bath with mixer tap & hair attachment, a low level WC and a pedestal wash hand basin. Laminate wood flooring. Obscured window to rear. Heated towel rail. Tiled splashbacks. Ceiling spotlights. Shaving point. Extractor.

SECOND FLOOR

Landing area with carpet flooring. Window to front. Loft access.

Master Bedroom 12'1" x 16'8" (3.70 x 5.10)

Carpet flooring, dormer windows to front & velux windows to rear. 2 x radiators. Built in wardrobes. Eaves storage cupboard.

En-Suite Bathroom

Comprising of a panel bath with mixer tap & hair attachment, a low level WC, pedestal wash hand basin and a walk in shower enclosure. Velux window to rear. Radiator. Ceiling spotlights. Tiled splashbacks. Shaving point.

Front of Property

Path to front entrance door. Side access gate to the rear garden.

Double Garage & Driveway

A double garage with power and lighting connected. Accessed via two single up & over doors. Part converted to home gym/games room. Double width block paved driveway giving parking for at least two vehicles

Rear of Property

The rear garden initially commences with a landscaped paved patio area with a pathway leading to the side access gate to the frontage and the personnel door into the double garage. The remainder of the garden is mainly laid to lawn. Enclosed by panel fencing and brick walls with raised feature flower beds.

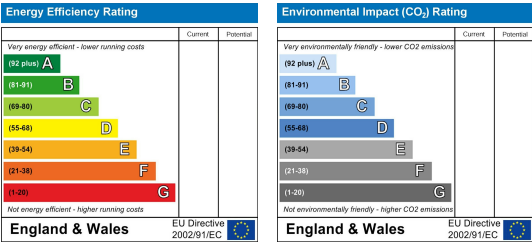
Area Map



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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