

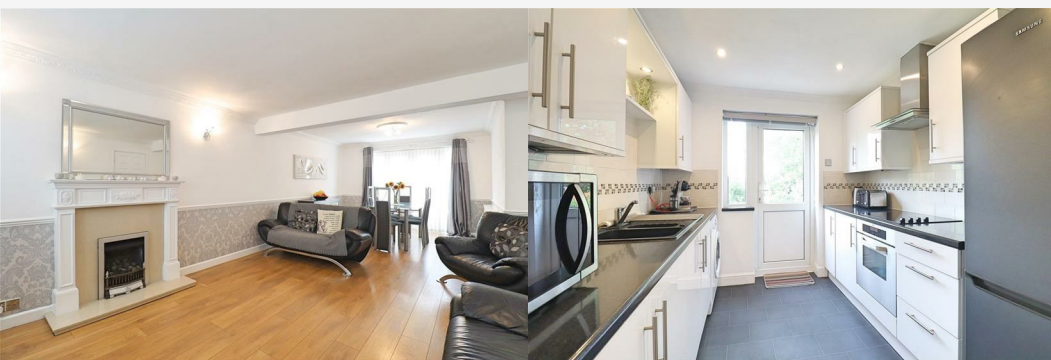


## 124 NOTLEY ROAD, BRAINTREE CM7

GUIDE PRICE £450,000

4 Bedrooms | 2 Bathrooms | 1 Receptions

**\*\* DECEPTIVELY SPACIOUS \*\*** Occupying an elevated position within close reach of the nearby Hoppit Mead nature reserve, benefitting from a stunning LOFT CONVERSION creating a substantial Master Bedroom suite with Dressing Room and EN-SUITE, this enviable family home offers great space for the growing family, with great frontage giving plenty of off street parking, and a well maintained west facing rear garden. Being within walking distance of Braintree Station, the Town Centre, as well as good Primary & Secondary Schools, location is everything with this great family home, and viewing is highly recommended in order to truly appreciate the internal space available.





GROUND FLOOR

Entrance Hall

Stairs rising to first floor, radiator, under stairs storage cupboard, doors to;

Cloakroom

Corner hand wash basin, WC, obscure double glazed window to front.

Lounge/Diner 25’7” x 10’5” (7.8 x 3.2)

Laminate wood flooring, two radiators, feature fireplace, double glazed window to front, french doors to rear.

Kitchen 8’11” x 8’0” (2.72 x 2.46)

Wall & base high gloss units with roll edged work surfaces, inset sink, integral oven with hob & extractor over, spaces for fridge/ freezer & washing machine, double glazed window to rear, door to side.

FIRST FLOOR

Landing

Carpet flooring, stairs rising to second floor, double glazed window to side, doors to;

Bedroom Two 13’1” x 10’4” (3.99 x 3.15)

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

Bedroom Three 9’10” x 9’1” (3 x 2.77)

Carpet flooring, radiator, airing cupboard, double glazed window to rear.

Bedroom Four 9’1” x 8’3” (2.79 x 2.54)

Carpet flooring, radiator, fitted wardrobes, double glazed window to front.

Bathroom

Panelled bath, pedestal hand wash basin , WC, obscure double glazed window to rear, radiator.

SECOND FLOOR

Master Bedroom 20’0” x 12’11” (6.1 x 3.96)

Carpet flooring, two radiators, dormer window to front, eaves storage, door to;

Dressing Room 10’11” x 10’0” (3.33 x 3.05)

Carpet flooring, radiator, double glazed window to rear, storage cupboard, door to;

En-suite

Bath with shower over, hand wash basin inset to vanity unit, WC, obscure double glazed window to side.

EXTERIOR

Front

Driveway leading to Garage, grass area to front with mature bushes. Side access to rear garden.

Garden

Fully enclosed garden with paved patio area, remainder laid to lawn with mature borders & hedging, brick built storage to rear of garage, access to front.

Area Map

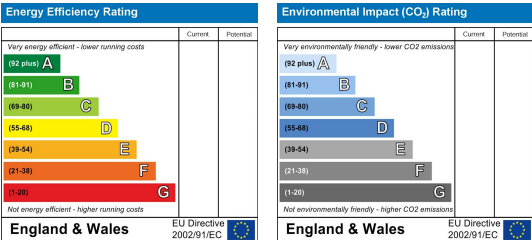


Floor Plans



These plans should be taken as a guide only. The accuracy of the floor plan cannot be guaranteed. The plans are for information only and do not constitute an offer of any property. The plans are for information only and do not constitute an offer of any property. The plans are for information only and do not constitute an offer of any property.

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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