



## 15 THATCHERS WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £525,000

4 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within a quiet cul-de-sac, just a stones throw from nearby amenities and open playing fields, as well as being within catchment for Notley Green Primary School, this well presented and overly spacious FOUR bedroom detached family home comes to the market CHAIN FREE, and offers generous ground floor living accommodation, with a spacious KITCHEN/FAMILY ROOM and separate UTILITY ROOM, both of which open onto the well kept rear garden. The property comes with THREE bathrooms, two of which are EN-SUITE, and offers large potential for a loft conversion if required. Externally the property benefits from a DOUBLE length GARAGE, as well as a generous driveway parking area for at least 3-4 vehicles. Early viewing is highly advised owing to the highly desired nature of this super village location.



Front of Property

Picket fencing to front with path leading to front entrance door. Opening to side leading to block paved driveway and double length Garage

Entrance Hall

Tiled flooring, stairs rising to first floor, radiator, storage cupboard, doors to;

Study/Playroom 11'93 x 10'50 (3.35m x 3.05m)

Double glazed window to front, tiled flooring, radiator.

Living Room 18'60 x 11'68 (5.49m x 3.35m)

Tiled flooring, radiator, 2x double glazed window to front, french doors leading to rear garden, gas fuelled stove recessed to fireplace, TV point.

Kitchen/Family Room 24'47 x 10'83 (7.32m x 3.05m)

Tiled flooring, double glazed windows to side & rear aspect, french doors leading to rear garden, recessed downlights. open fireplace, space for Dining Table, Kitchen suite comprising of matching wall & base units, tiled splashbacks, integrated double oven with four ring gas hob with extractor over, integral dishwasher & fridge freezer, one & half stainless steel sink, fitted water softener with filtered drinking water tap, wall mounted boiler (recently replaced). Door to utility room.

Utility Room 7'04 x 6'70 (2.24m x 1.83m)

Tiled flooring, radiator, window & door to rear aspect, spaces for washing machine & tumble dryer, stainless steel sink. 2x wall units.

Cloakroom

WC, hand wash basin, radiator, tiled flooring.

FIRST FLOOR

Landing

Window to rear, radiator, loft access, doors to;

Master Bedroom 13'45 x 11'06 (3.96m x 3.51m)

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

En-Suite

Shower enclosure, WC, hand wash basin, obscure window to front, radiator.

Bedroom Two 10'93 x 10'82 (3.05m x 3.05m)

Carpet flooring, 2x double glazed windows to rear, radiator, fitted wardrobes.

En-Suite

Shower enclosure, WC, hand wash basin, obscure window to side, radiator

Bedroom Three 11'89 x 9'69 (3.35m x 2.74m)

Carpet flooring, radiator, double glazed window to front.

Bedroom Four 8'58 x 8'07 (2.44m x 2.62m)

Carpet flooring, radiator, double glazed window to rear.

Family Bathroom

Four piece suite comprising of bath, shower enclosure, WC, hand wash basin, radiator, shaving point, obscure window to side.

Rear of Property

Paved patio area with side access gate to Driveway and Garage. Opening to garden laid mainly to lawn with mature borders, and a raised decking area.

Garage & Parking

Double length Garage with up and over door to front. Generous Driveway area with parking for 3-4 vehicles

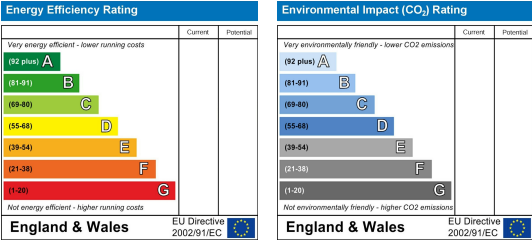
Area Map



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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