



163B LONDON ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £1,000,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

Situated within an exclusive gated development of just two properties, backing onto open farmland, Mulberry House is an individually crafted EXECUTIVE HOME located within one of the area's most sought after locations. Crafted to the highest of specifications throughout, this enviable family home offers vast living accommodation for the growing family, with FOUR double bedrooms, two of which benefit from EN-SUITE bathrooms, two spacious reception rooms including a STUDY/PLAYROOM, together with a 30' KITCHEN/FAMILY ROOM with bi-folding doors which open onto the spacious rear Garden. The property boasts an unrivalled frontage, with parking available for multiple vehicles, in addition to the GARAGE and CAR PORT. Viewing is simply a must in order to truly appreciate the OUTSTANDING finish on offer. Contact us today in order to arrange a suitable viewing inspection.



GROUND FLOOR

Entrance Hall

Herringbone style flooring, stairs to first floor, radiator, doors to;

Study/Playroom 14'8 x 8'3 (4.47m x 2.51m)

Carpet flooring, double glazed window to front aspect, radiator

Living Room 14'7 x 14'6 (4.45m x 4.42m)

Carpet flooring, double glazed window to rear aspect and french doors to side, radiator

Kitchen/Family Room 29'6 x 11'9 (8.99m x 3.58m)

Herringbone style flooring, range of windows and bi-fold doors opening to the rear garden aspect, high specification kitchen suite with matching wall and base level work surfaces, integrated Siemens appliances including fridge and freezer, wine cooler, oven, microwave oven and warming drawer, dishwasher, Quooker hot tap, stonework surfaces, and Halifax oak breakfast bar. A concealed door opens to the Utility Room.

Utility Room 12'9 x 9'2 (3.89m x 2.79m)

Herringbone style flooring, window to side aspect, wall and base level units, space for washing machine and dryer, sink with mixer tap, internal door to Car Port.

Cloakroom

WC, hand wash basin, obscure window to front aspect

FIRST FLOOR

Landing

Carpet flooring, window to front aspect, cupboard, doors to;

Master Bedroom 20'11 x 18'5 (6.38m x 5.61m)

Carpet flooring, radiator, dormer window to front aspect, doors to;

Dressing Room 12'9 x 12'3 (3.89m x 3.73m)

Range of fitted bespoke wardrobes, velux window

En-Suite

Walk in double shower enclosure, WC, wall mounted hand wash basin inset to vanity unit, heated towel radiator, obscure window to front aspect

Bedroom Two 15'6 x 12'6 (4.72m x 3.81m)

Carpet flooring, dormer window to rear aspect, fitted wardrobes, radiator, door to;

En-Suite

Walk in double shower enclosure, WC, wall mounted hand wash basin, obscure window to rear aspect

Bedroom Three 14'7 x 12'6 (4.45m x 3.81m)

Carpet flooring, radiator, dormer window to rear aspect

Bedroom Four 14'7 x 10'5 (4.45m x 3.18m)

Carpet flooring, radiator, double glazed window to front aspect

Family Bathroom

Freestanding bath, hand wash basin inset to vanity unit, WC, heated towel radiator, obscure window to rear aspect

EXTERIOR

Front

Block paved frontage with generous driveway parking available, Garage with up and over electric door, adjoining car port with electric up and over door, side access gate to rear garden

Rear Garden

Laid to lawn with enclosed borders with fitted external lighting, two sandstone patio areas

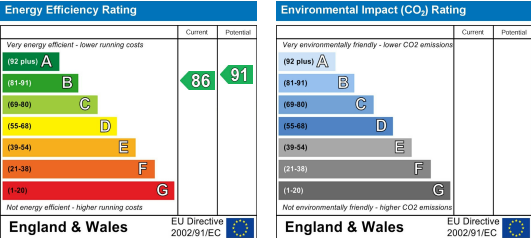
Area Map



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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