



## 10 BENTON CLOSE, CRESSING CM77

GUIDE PRICE £450,000

5 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Recently renovated throughout, this overly spacious family home **MUST BE VIEWED** in order to truly appreciate the space and potential on offer. Occupying an enviable UN-OVERLOOKED corner plot, backing onto open playing fields, the property benefits from a **STUNNING** open plan Kitchen/Family Room with BI-FOLD doors to the large rear garden. Boasting a 25' LIVING ROOM, Utility Room, Cloakroom, and a detached GARAGE at the rear, this home ticks many boxes for the modern growing family. Situated within a peaceful cul-de-sac, there is driveway parking to the front with double gated access to the rear garden, whilst for the commuter the property sits within walking distance of Cressing Station, as well as being just minutes from the A120.



## GROUND FLOOR

### Entrance Hall

Laminate flooring, obscure window to side, doors to:

### Lounge/Diner 25'10" x 14'8" (7.89 x 4.48)

Laminate flooring, double glazed windows to front, stairs to first floor, 2 x radiators.

### Kitchen/Family Room 23'1" x 14'7" > 10'7" (7.04 x 4.45 > 3.23)

Porcelain tiled flooring, shaker style kitchen with space for range master oven, fitted extractor, quartz work surfaces incorporating butler style sink with mixer tap, integral dishwasher, space for American fridge freezer. Breakfast bar with quartz worktop, opening to:

### Conservatory 12'11" x 9'6" (3.96 x 2.90)

Porcelain tiled flooring, bifold doors to rear garden. Radiator.

### Utility room

Porcelain tiled flooring, spaced for washing machine & tumble dryer, window and door to front aspect.

### Cloakroom

WC, hand wash basin inset to vanity unit, radiator, extractor.

## FIRST FLOOR:

### Landing

Laminate flooring, loft access, doors to:

### Bedroom One 13'5" x 9'8" (4.09 x 2.97)

Laminate flooring, radiator, double glazed window to rear.

### Bedroom Two 12'2" x 8'8" (3.71 x 2.66)

Laminate flooring, double glazed window to front, radiator.

### Bedroom Three 10'7" x 7'11" (3.23 x 2.42)

Laminate flooring, double glazed window to rear, radiator.

### Bedroom Four 14'7" x 7'10" (4.47 x 2.40)

Laminate flooring, radiator, double glazed window to rear.

### Bedroom Five/Study 6'2" x 5'8" (1.88 x 1.74)

Laminate flooring, radiator, double glazed window to front.

### Bathroom

Suite comprising of shower over bath, hand wash basin inset to vanity unit, WC, radiator, obscure window to front.

## EXTERIOR

### Front

Driveway with parking, double gates to rear.

### Rear garden

Large corner plot, un-overlooked garden, largely to lawn with blocked paved patio.

### Garage

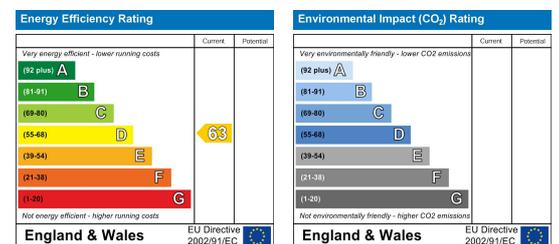
Part converted with French doors, making an ideal work from home space.

## 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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