

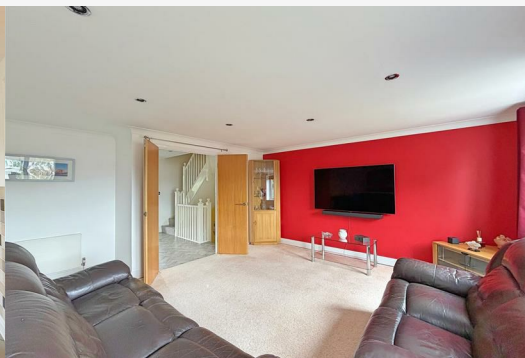


169 NOTTAGE CRESCENT, BRAINTREE CM7

GUIDE PRICE £399,995

4 Bedrooms | 3 Bathrooms | 2 Receptions

**** COMPLETE ONWARD CHAIN ****. Looking for a home with space for the family to grow? Then LOOK NO FURTHER! This spacious FOUR bedroom TOWNHOUSE set across three floors offers an enviable amount of living space, with generous room proportions throughout including a good sized KITCHEN/DINER, ground floor DINING ROOM/PLAYROOM, 16' x 16' Living Room, whilst offering two EN-SUITE bathrooms and a further family Bathroom suite to the second floor. Externally the property enjoys a superbly maintained rear garden with access to the rear Parking Area and GARAGE en-bloc. Just a short walk from the Town Centre and Station, as well as being within easy reach of good local schooling options, this is an excellent opportunity to acquire a beautifully maintained family home within a sought after location, and early viewing is strongly advised in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Vinyl flooring, radiator, stairs rising to first floor, under stairs storage cupboard, doors leading to:

Dining Room/Playroom 12'4" x 9'2" (3.78m x 2.81m)

Carpet flooring, radiator, double glazed window to front aspect.

Cloakroom

Tiled flooring, low level WC, pedestal hand wash basin, radiator.

Kitchen/Breakfast Room 16'1" x 13'4" (4.92m x 4.08m)

Fitted with a range of wall and base units with central island unit, inset stainless steel sink with mixer tap and drainer, integrated fridge/freezer, double oven, four ring gas hob with extractor over, plumbing for dishwasher. Vinyl flooring, dining area, double glazed window and French doors to rear aspect, door leading to:

Utility Room

Tiled flooring, wall and base level units, wall mounted Worcester Bosch gas fired boiler, space for washing machine and further fridge/freezer, stainless steel double sink.

FIRST FLOOR

Landing

Vinyl flooring, radiator, stairs rising to second floor, doors leading to:

Living Room 16'10" x 16'2" (5.14m x 4.93m)

Two double glazed windows to rear aspect, carpet flooring, radiator.

Bedroom One 15'2" x 11'1" (4.63m x 3.39m)

Double glazed window and Juliet balcony to front aspect, bespoke fitted wardrobes, carpet flooring, radiator, door leading to:

Ensuite

Suite comprising of panel enclosed bath with shower over, low level WC, hand wash basin and chrome heated towel radiator.

SECOND FLOOR

Landing

Vinyl flooring, double storage cupboard, radiator, doors leading to:

Bedroom Two 12'4" x 10'7" (3.77m x 3.25m)

Vinyl flooring, radiator, double glazed window to front aspect, door leading to:

Ensuite

Shower enclosure, low level WC, hand wash basin inset to vanity unit, chrome heated towel radiator, Velux window to front aspect.

Bedroom Three 14'1" x 9'3" (4.31m x 2.83m)

Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Four 14'2" x 6'7" (4.33m x 2.02m)

Vinyl flooring, radiator, double glazed window to rear aspect.

Family Bathroom

Suite comprising of panel enclosed bath with shower over, low level WC, hand wash basin, chrome heated towel radiator and extractor fan.

EXTERIOR

Rear Garden

Paved patio seating area leading to lawned garden with mature flower bed borders and rear access gate.

Parking and Garage

Garage en-bloc with up and over door and allocated parking space to the front.

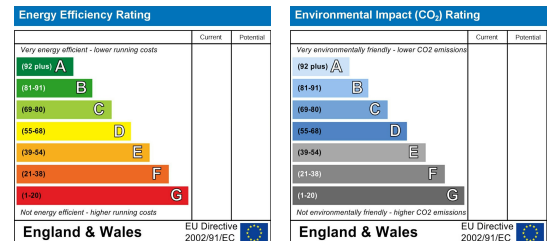
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

