



## 3 BRIDGE END LANE, BRAINTREE CM77

OFFERS IN EXCESS OF £650,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* IMMACULATELY PRESENTED \*\*** Occupying an enviable position within a private mews setting in the highly regarded Great Notley Garden Village, this spacious FOUR BEDROOM DETACHED family home offers generous and versatile accommodation arranged over THREE FLOORS, together with a BEAUTIFULLY LANDSCAPED and UN-OVERLOOKED rear garden. Internally, the property boasts an impressive TRIPLE ASPECT kitchen/breakfast room with adjoining utility room, a spacious lounge, separate dining room/playroom, and a superb GARDEN ROOM providing the ideal space for home working, entertaining or additional family living. The first floor offers a generous master bedroom with EN-SUITE shower room, together with further bedrooms and a family bathroom, whilst the second floor provides an additional bedroom served by a separate shower room, creating an ideal space for guests, older children or multi-generational living. Externally, the property continues to impress with a versatile LOG CABIN, perfect as a home office, studio or gym, alongside the beautifully maintained rear garden, GARAGE and driveway parking for multiple vehicles. Ideally situated within walking distance of local shops, amenities and highly regarded schools, the property also offers excellent access to the A120, M11, Braintree Town Centre, the railway station and Chelmsford. An exceptional family home in one of Great Notley's most sought-after locations, viewing is highly recommended.

**\*\* GUIDE PRICE £650,000 - £675,000 \*\***



## GROUND FLOOR

### Entrance Hall

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

### Cloakroom

Wood flooring, hand wash basin inset to vanity unit, WC, radiator.

### Dining Room/ Playroom 10'9" x 9'3" (3.28 x 2.82)

Wood flooring, double glazed windows to front & side aspects, radiator.

### Lounge 15'1" x 14'6" (4.60 x 4.42)

Wood flooring, exposed brick feature fireplace, double glazed window to side aspect, patio doors to rear aspect, radiator.

### Kitchen/ Breakfast Room 21'3" x 9'6" (6.48 x 2.92)

Wood flooring, wall & base high gloss units with edged work surfaces, inset sink with central mixer tap, integral double oven, gas hob with extractor over, integral fridge/ freezer, dishwasher & wine cooler, double glazed windows to front, side & rear aspects, radiator, door to:

### Utility Room

Wood flooring, wall & base units, space for washing machine, radiator, wall mounted boiler, door to garden.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, double glazed window to front aspect, stairs rising to second floor, airing cupboard, doors to:

### Bedroom One 14'2" x 11'3" (4.32 x 3.43)

Carpet flooring, radiator, double glazed windows to rear aspect, built in wardrobes, door to:

### Ensuite

Tiled flooring, bath with mixer tap & shower attachment, double shower enclosure, pedestal hand wash basin, WC, obscure double glazed window to front, radiator.

### Bedroom Three 10'0" x 8'5" (3.07 x 2.59)

Carpet flooring, radiator, double glazed window to rear aspect, built in wardrobe.

### Bedroom Four 8'5" x 7'1" (2.59 x 2.16)

Carpet flooring, radiator, double glazed window to front aspect, built in wardrobe.

### Bathroom

Vinyl flooring, large shower enclosure, hand wash basin & WC inset to vanity unit, chrome heated towel rail, obscure double glazed window to rear.

## SECOND FLOOR

### Landing

Carpet flooring, radiator, double glazed window to front aspect, loft access, doors to:

### Bedroom Two 16'2" x 15'5" (4.93 x 4.70)

Carpet flooring, double glazed windows to front, velux windows to rear, two radiators, two built in wardrobes.

### Shower Room

Vinyl flooring, corner shower enclosure, hand wash basin inset to vanity unit, WC, heated towel rail, velux window to rear aspect.

## EXTERIOR

### Garden

Landscaped rear garden, large patio seating area, artificial lawn with mature shrub borders, large side area laid to decorative stone, log cabin, side access gate, access to Garage.

### Log Cabin

Wood flooring, electric heaters, windows & doors to front.

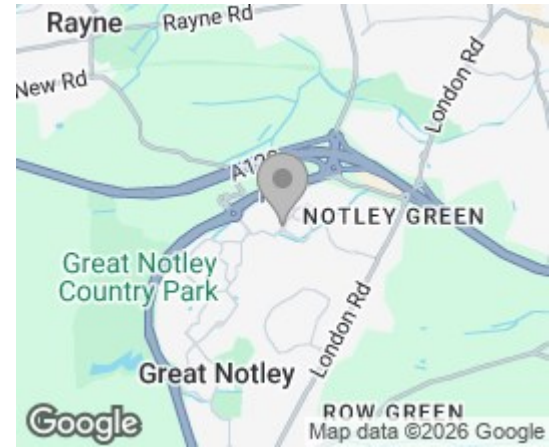
### Garden Room

Wood flooring, wall & base units with roll edge work surfaces, sink with mixer tap, space for appliances, french doors opening onto patio area.

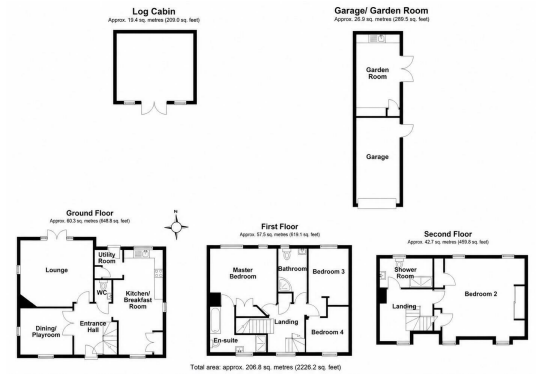
### Garage & Driveway

Single garage with up & over door, power & lighting connected. Driveway parking for multiple vehicles.

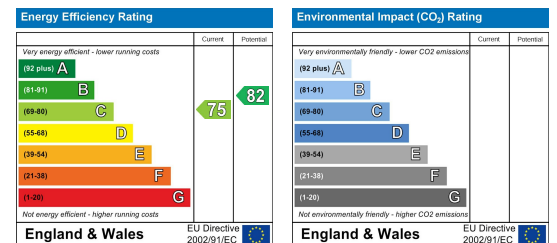
## Area Map



## 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.



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

Phoenix House 5 New Street  
 Braintree  
 Essex  
 CM1 1ER

