



31 GULLS CROFT, BRAINTREE CM7

OFFERS IN EXCESS OF £500,000

4 Bedrooms | 3 Bathrooms | 1 Reception

**** THE HOME YOU'VE BEEN WAITING FOR **** Benefitting from a two-storey extension to the rear elevation, this vastly modernised family home comes with the WOW FACTOR, presented in SHOW HOME condition throughout. The heart of the home is the enviable KITCHEN/FAMILY ROOM, with bi-fold doors opening to the rear garden, with underfloor heating, and a high spec kitchen suite that offers a central island unit with 8-seater Breakfast Bar, and fully integrated appliances. Benefitting from THREE bathrooms, a GARAGE, and SOUTH FACING rear garden, this home ticks so many boxes, and can only be truly appreciated fully by arranging an internal inspection

**** GUIDE PRICE £500,000 - £550,000 ****



GROUND FLOOR

Entrance Hall

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

Cloakroom

Obscure double glazed window to side, WC, hand wash basin inset to vanity unit, corner shower, heated towel rail.

Living Room 18’11” x 10’4” (5.78 x 3.16)

Carpet flooring, double glazed bay window to front, radiator, french doors to;

Kitchen/ Diner 20’10” x 14’11” (6.37 x 4.57)

Tiled flooring with underfloor heating, bi-fold doors to rear, bespoke alcove unit, central island unit with quartz worktops, inset five ring induction hob, extractor over, integral double oven, microwave oven, coffee machine, fridge/freezer & dishwasher, mix tap with stainless steel sink, door to;

Utility Room

Washing machine & tumble dryer spaces, space for American fridge/ freezer.

FIRST FLOOR

Landing

Carpet flooring, radiator, storage cupboard, double glazed window to side, doors to;

Bedroom One 19’4” x 10’1” (5.91 x 3.08)

Carpet flooring, double glazed window to rear, radiator, fitted wardrobe, doors to;

Ensuite

Walk in double shower, WC, hand wash basin inset to vanity unit, towel radiator, obscure double glazed window to side.

Bedroom Two 12’2” x 10’4” (3.71 x 3.15)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 11’8” x 10’5” (3.56 x 3.18)

Carpet flooring, double glazed window to front, radiator.

Bedroom Four 7’7” x 7’0” (2.32 x 2.14)

Carpet flooring, double glazed window to side, radiator.

Bathroom

Deep bath with decorative niche, WC inset to vanity unit, hand wash basin onset to vanity unit, radiator, obscure double glazed window to side.

EXTERIOR

Garden

Tiled patio area with remainder laid to lawn, enclosed with panel fencing, door to garage. South facing aspect.

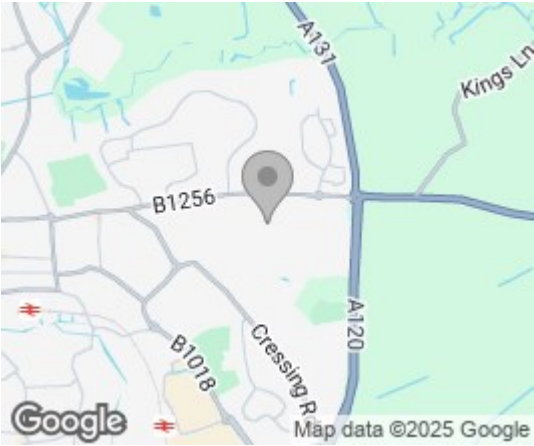
Garage

Single garage with up & over door.

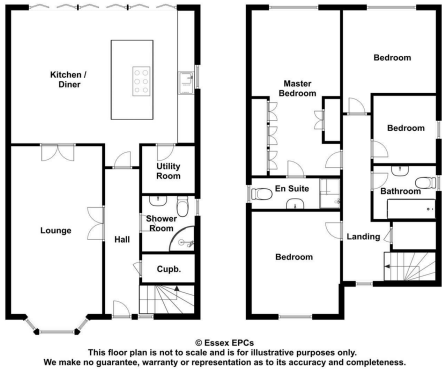
Front

Paved front with driveway parking

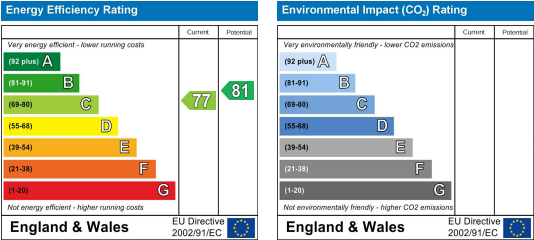
Area Map



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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