

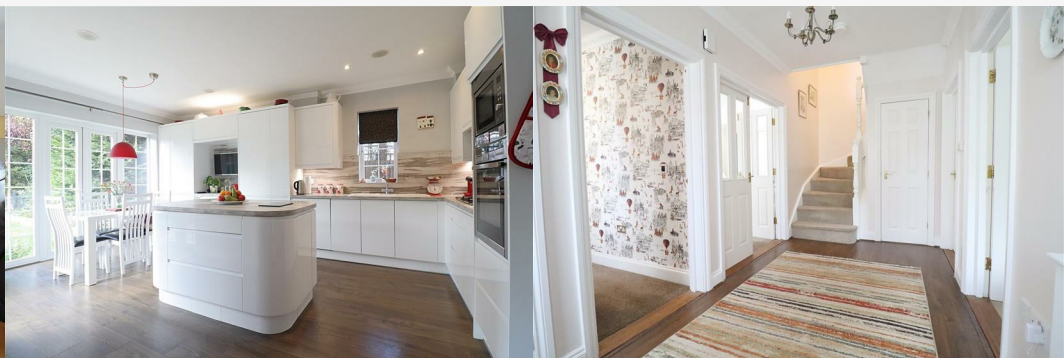


1 QUILBERRY DRIVE, BRAINTREE CM77

GUIDE PRICE £700,000

5 Bedrooms | 4 Bathrooms | 3 Receptions

**** EXECUTIVE FAMILY HOME **** Situated on the outskirts of the highly sought after village of Great Notley, within a well regarded cul-de-sac location, this FIVE bedroom, FOUR bathroom family home offers an abundance of living space, with THREE reception rooms, and is constructed in a typically Georgian style fashion with strikingly tall internal ceilings, and large sash windows throughout making this a naturally bright and airy family home. Benefitting from a spacious and private rear garden with SOUTH FACING rear aspect, as well as a double driveway to front with single GARAGE, early viewing is highly advised in order to avoid disappointment owing to the highly sought after nature of this family orientated location.



Front Of Property

Paved pathway to front entrance, access to rear garden, block paved driveway to front with parking for 2-3 vehicles, leading to Garage with up and over door

Entrance Hall 14'09 x 6'91 (4.50m x 1.83m)

Laminate flooring, stairs to first floor, doors to:

Cloakroom

WC, hand wash basin, radiator, tiled flooring

Dining Room 12'24 x 10'57 (3.66m x 3.05m)

Double glazed window to front aspect, carpet flooring, radiator, TV point

Study 12'41 x 8'02 (3.66m x 2.49m)

Double glazed window to front aspect, carpet flooring, radiator, TV point

Lounge 16'42 x 12'42 (4.88m x 3.66m)

Carpet flooring, double glazed window to side aspect, french doors to rear garden, feature fireplace, radiator.

Utility Room

Double glazed window to side aspect, matching wall & base units with space for washing machine & tumble dryer, stainless steel sink with central mixer tap.

Kitchen/Family Room 23'44 x 19'71 max (7.01m x 5.79m max)

Recently refitted Kitchen with matching high gloss wall & base units and central island. Integral fridge/freezer, oven, microwave oven, 4 ring gas hob & dishwasher. 1 1/2 sink with central mixer tap, double glazed window to side, two sets of french doors to rear, laminate flooring, TV point, inset spotlights. Reading area with double glazed window overlooking garden.

FIRST FLOOR

Landing

Stairs rising to second floor, cupboard, carpet flooring, doors to:

Master Bedroom 14'73 x 12'42 (4.27m x 3.66m)

Double glazed windows to rear & side, TV point, laminate flooring, opening to:

Dressing Room 10'17 x 9'93 (3.05m x 2.74m)

Three fitted wardrobes, double glazed window to front aspect, laminate flooring, radiator, inset spotlights, door to:

Ensuite

Shower enclosure, hand wash basin inset to vanity unit, WC, towel radiator, obscure double glazed window, tiled flooring.

Bedroom Two 15'75 x 10'05 max (4.57m x 3.18m max)

Carpet flooring, double glazed window to rear, TV point, two fitted wardrobes, radiator, door to:

Ensuite

Shower enclosure, WC, hand wash basin inset to vanity unit, towel radiator, tiled flooring, obscure double glazed window.

Bedroom Three 12'28 x 10'18 (3.66m x 3.05m)

Double glazed window to front aspect, TV point, carpet flooring, radiator

Dressing Room 6'98 x 4'75 (1.83m x 1.22m)

Carpet flooring, window to front aspect

Family Bathroom

Bath with shower over, WC, hand wash basin, tiled flooring, obscure double glazed window to side aspect.

SECOND FLOOR

Landing

Two velux windows, carpet flooring

Bedroom Four 12'49 x 11'87 (3.66m x 3.35m)

Double glazed window to front aspect, TV point, carpet flooring, radiator, loft access.

Bedroom Five 12'31 x 7'70 (3.66m x 2.13m)

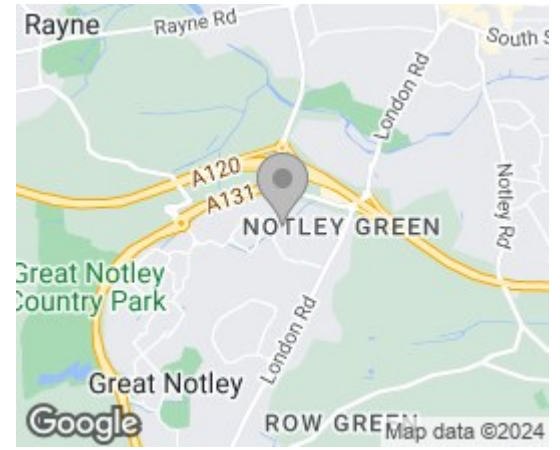
Double glazed window to rear aspect, TV point, carpet flooring, radiator.

Bathroom

Bath with shower over, WC, wall mounted hand wash basin, tiled flooring

EXTERIOR

Area Map

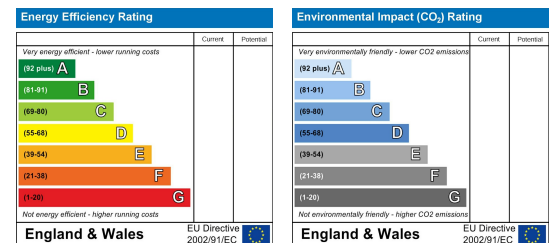


Floor Plans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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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