



## 8 CUT HEDGE, BRAINTREE CM77

OFFERS IN EXCESS OF £600,000

4 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* MUST VIEW HOME \*\*** Situated within this hugely sought after CUL-DE-SAC, occupying a CORNER PLOT, benefitting from superb interior living space including FOUR DOUBLE BEDROOMS, and a DOUBLE GARAGE, as well as CONSERVATORY EXTENSION, this enviable family home comes to the market for the very first time since new, situated on the edge of Great Notley Village, within walking reach of all local amenities. Internally the property is superbly finished and maintained to a high standard, with spacious KITCHEN/DINER, large Living Room with front and rear aspect, and with two EN-SUITES in addition to the Family Bathroom, and ground floor Cloakroom. Viewing is simply a must in order to appreciate the accommodation on offer.



### Entrance Hall

Laminate flooring, radiator, under stairs storage, doors to;

### Cloakroom

wash hand basin inset to vanity unit, WC, chrome towel radiator, fully tiled.

### Lounge 19'4" x 11'11" (5.90 x 3.64)

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

### Conservatory 11'4" x 11'0" (3.46 x 3.37)

Laminate flooring, french doors to garden.

### Kitchen/Diner 21'8" x 13'8" (6.62 x 4.17)

Wall & base shaker style units with Quartz work tops, sink with mixer tap, integral eye level double oven, hob with extractor over. integral fridge/freezer, laminate flooring, vertical radiator, double glazed window & french doors to rear, door to;

### Utility Room

Laminate flooring, base units with sink, space for washing machine, wall mounted boiler, door to rear garden.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, double glazed window to front, doors to;

### Bedroom One 17'2" x 12'5" (5.24 x 3.79)

Carpet flooring, radiator, double glazed window to front, fitted wardrobes.

### Ensuite

Obscure double glazed window, shower enclosure, pedestal hand wash basin, WC.

### Bedroom Two 13'1" x 12'7" (3.99 x 3.85)

Carpet flooring, radiator, double glazed window, fitted wardrobes.

### Ensuite

Obscure double glazed window, hand wash basin & WC inset to vanity unit, shower enclosure.

### Bedroom Three 11'1" x 9'7" (3.39 x 2.94)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Four 11'8" x 9'7" (3.56 x 2.93)

Carpet flooring, radiator, double glazed window to rear.

### Bathroom

Tiled flooring, bath with shower, pedestal hand wash basin, WC, obscure double glazed window.

## EXTERIOR

### Garden

Generous paved patio area, artificial lawn with mature borders. side access gate.

### Garage

Double Garage with two up & over doors.

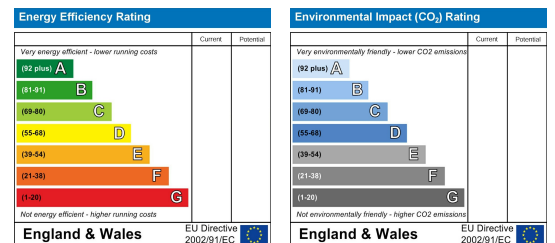
## Area Map



## 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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