



## 19 SUTTON PARK, BRAINTREE CM77

OFFERS IN EXCESS OF £525,000

### 4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* PRIVATE POSITION \*\*** Nestled within a quiet cul-de-sac, presented in **SHOW HOME** condition throughout, this larger than average family home enjoys spacious and versatile living accommodation, including a **LARGE KITCHEN/FAMILY ROOM**, Study, Living Room, and a separate **UTILITY ROOM**. The first floor comprises of **FOUR** bedrooms, with an **EN-SUITE** to the Master Bedroom, together with a Family Bathroom. Externally the property enjoys a private position within a peaceful cul-de-sac fronting on to an open greensward. Crossing Station is accessible by foot in under 5 minutes, offering hourly trains to London Liverpool Street, whilst Braintree Village and the A120 can be accessed by road in just a few minutes, leading to London Stansted Airport and the M11 corridor (25 mins).

**\*\* GUIDE PRICE £525,000 - £550,000 \*\***



## GROUND FLOOR

### Entrance Hall

LVT flooring. Stairs rising to First Floor. Ceiling spotlights.

### Lounge 10'5" x 9'1" (3.20 x 2.77)

Carpet flooring. French doors leading to the rear garden. Two radiators.

### Study 6'7" x 6'7" (2.03 x 2.01)

Carpet flooring. Double glazed window to front. Radiators.

### Kitchen/Family Room 11'5" x 10'0" opening to (3.48 x 3.05 opening to)

LVT flooring. Comprising of a range of matching wall and base level units with white worktops. Integral fridge/freezer. and dishwasher. Space for washing machine and dishwasher. Gas hob and extractor over to remain. One and a quarter bowl sink unit with mixer tap & drainer inset to worktop. LVT flooring. Side window. Leading into family space and further French doors leading to the rear garden. Ceiling spotlights and pelmet lighting.

### Dining Area 10'5" x 10'1" (3.20 x 3.09)

LVT flooring. Windows to front and side. Radiator.

### Utility Room

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

### Cloakroom

LVT flooring. Consisting of a low level WC, wash hand basin and storage cupboard.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, double glazed window to front and rear, doors to:

### Master Bedroom 12'7" x 10'7" (3.86 x 3.23)

Carpet flooring. Windows to front. Double fitted wardrobe. Radiator.

### En-Suite

Consisting of a shower cubicle, a low level WC and a wash hand basin inset to vanity unit. Obscure glazed window to front. Ceiling spotlights. Tiled splashbacks.

### Bedroom Two 14'6" x 11'9" (4.42 x 3.59)

Carpet flooring. Windows to rear. Fitted wardrobe. Radiator.

### Bedroom Three 11'8" x 10'5" (3.56 x 3.18)

Carpet flooring. Windows to front. Fitted wardrobe. Radiator.

### Bedroom Four 10'8 x 9'8 (3.25m x 2.95m)

Carpet flooring. Windows to rear. Radiator.

### Family Bathroom

A three piece suite comprising of a panel bath with an overhead shower attachment, a low level WC and a pedestal wash hand basin. Tiled flooring. Obscure glazed window to front. Radiator.

## EXTERIOR

### Front

### Rear Garden

Paved patio area, leading to garden laid to lawn with enclosed borders. Side entrance to Garage

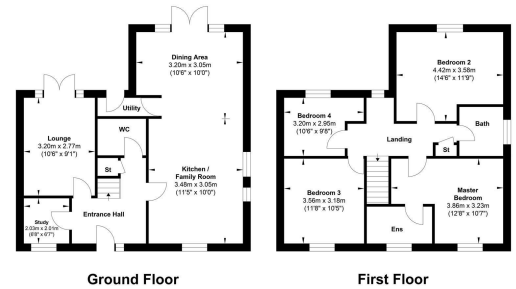
### Garage

Garage with up and over door to front, internal power and lighting connected.

## Area Map



## Floor Plans

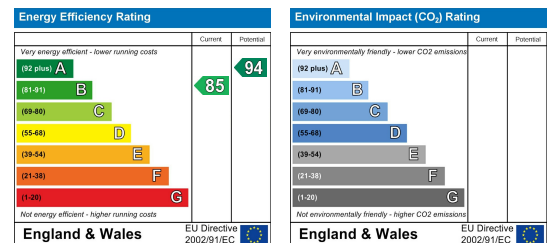


Ground Floor

First Floor

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of each window, door and any other items are approximate and are not intended to be used for any other purpose. The plan is for information purposes only and should not be used for any other purpose. The services, systems and appliances shown here have not been inspected or guaranteed as their suitability or efficiency can be great.

## 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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