



3 PEACOCK CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £550,000

4 Bedrooms | 2 Bathrooms | 4 Receptions

**** OUTSTANDING FAMILY HOME - NO ONWARD CHAIN **** Occupying a cul-de-sac position and enjoying a larger than average plot, with **POTENTIAL TO EXTEND STPP**, this **FABULOUS** detached property offers space aplenty for the growing family, with **FOUR** reception rooms including a Study, and Conservatory extension. Internally the property is presented in excellent order throughout, with a superb 22' **KITCHEN/FAMILY ROOM** at the heart of the home, whilst additionally offering a spacious Living Room, and a separate **STUDY/PLAYROOM**. With the added benefits of a **UTILITY ROOM** and an **EN-SUITE** to the Master Bedroom, externally the property offers one of the largest rear gardens upon this favourable family orientated development, with a large sandstone patio area, and a spacious rear garden that has been beautifully landscaped throughout with raised borders, and a spacious area to lawn. To the front is a double driveway, leading to a **DOUBLE GARAGE**, which offers potential for conversion if required. Viewing is simply a must in order to truly appreciate the space on offer.

**** GUIDE PRICE £550,000 - £575,000 ****



Entrance Hall

Carpet flooring, under stairs storage cupboard, radiator, doors to:

Cloakroom

WC, hand wash basin inset to vanity unit, vinyl flooring, radiator, obscure double glazed window to front.

Study 12'7" x 7'9" (3.85 x 2.38)

Carpet flooring, radiator, double glazed window to front, range of fitted furniture.

Living Room 15'4" x 14'3" (4.69 x 4.35)

Carpet flooring, radiator, gas fire, double glazed window to front, TV point, french doors to:

Kitchen/Family Room 22'9" x 13'3" (6.94 x 4.06)

Luxury Vinyl Tiled flooring, double glazed window to rear, Dining Area opening to Conservatory, radiator, Kitchen with wall & base high gloss units with Quartz work tops & matching upstands, inset one & a half sink with mixer tap, inset downlights, integrated NEFF double oven with warming drawer, four ring hob with extractor over, integrated dishwasher, fridge & freezer, door to:

Utility

Luxury vinyl tiled flooring, wall & base high gloss units with Quartz worktops & matching upstands, one & a half stainless steel sink with mixer tap, spaces for washing machine, tumble dryer & American fridge/freezer, double glazed door & window to rear garden, radiator.

Conservatory 11'9" x 11'4" (3.59 x 3.40)

Carpet flooring, radiator, range of double glazed windows to rear, french doors to Garden.

FIRST FLOOR

Landing

Carpet flooring, loft access, airing cupboard, doors to:

Bedroom One 14'4" x 13'11" (4.38 x 4.26)

Double glazed window to front, carpet flooring, range of fitted furniture including wardrobe & bedside tables, radiator, door to:

Ensuite

Double shower enclosure, oversized hand wash basin inset to vanity unit, WC, chrome heated towel radiator, inset downlights, obscure double glazed window to side, tiled flooring.

Bedroom Two 13'0" x 9'4" (3.97 x 2.85)

Double glazed window to rear, carpet flooring, fitted wardrobes, radiator.

Bedroom Three 9'6" x 9'4" (2.90 x 2.86)

Double glazed window to rear, radiator, carpet flooring.

Bedroom Four 10'0" x 7'1" (3.06 x 2.18)

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

Bathroom

Bath with shower over, WC, pedestal hand wash basin, chrome heated towel radiator, obscure double glazed window to side.

EXTERIOR

Front

Double driveway leading to double Garage, flowerbeds with path to front entrance door.

Garden

Large Sandstone patio area, leading to a large garden laid to lawn with raised mature flowerbeds.

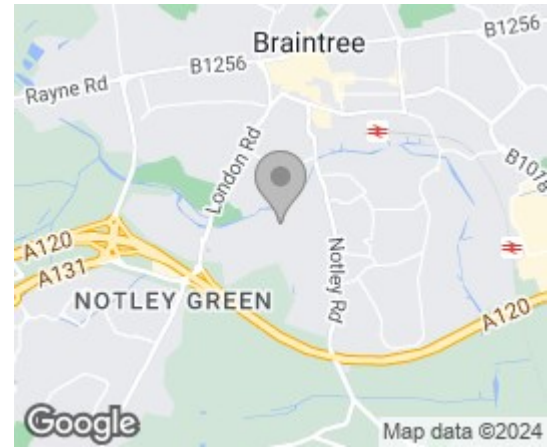
Double Garage

2 x up and over doors to front, internal power and lighting connected. Rear entrance door.

LOCATION

Situated upon the favourable "Butterflies" development, just a short walk from Braintree Town Centre and Braintree Station, the nearby Nature Reserve and Marshalls Park offer excellent recreational space, whilst the renowned Fitch Way can be joined in under a ten minute walk via London Road. Conveniently the A120 can be accessed in under a minute by car, whilst the property also finds itself within easy reach of the nearby Great Notley Garden Village and its array of on-site amenities and the 100' acre Discovery Centre. Braintree Station offers direct hourly trains to London Liverpool Street, and can be accessed by foot in less than 10 minutes.

Area Map

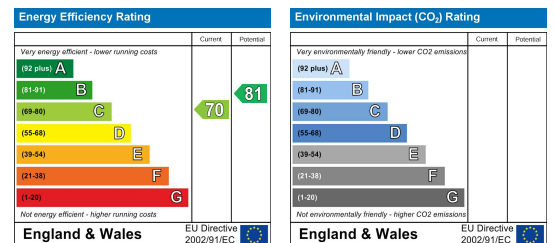


Floor Plans



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Energy Efficiency Graph



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