



## 2 MOTTS CLOSE, BRAINTREE CM7

GUIDE PRICE £700,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* SUPERBLY PRESENTED \*\*** This ONE OF A KIND substantial BUNGALOW is finished to the highest of specification throughout, offering a modern KITCHEN, and generous LOUNGE/DINER with BI-FOLDING DOORS which open to the pristine and UN-OVERLOOKED rear garden. Nestled within a private CUL-DE-SAC, and offering generous frontage with parking for multiple vehicles, the property further benefits from a DOUBLE GARAGE, and SUMMERHOUSE, whilst being conveniently located within walking distance of Town Centre amenities, and Station. Only by viewing can you truly appreciate the space and finish on offer, in what we consider to be one of the most attractive Bungalow properties available in the local area.



## ACCOMMODATION

### Porch

Storage cupboard, door to;

### Inner Hallway

Laminate flooring, radiator, doors to;

### Lounge/Diner 21'1" x 20'8" > 11'7" (6.43 x 6.30 > 3.55)

Amtico flooring, bi-folding doors opening to the rear garden, 2 x radiators, bay window to front aspect, TV point, Dining Area

### Kitchen 14'3" x 10'9" (4.35 x 3.30)

Modern high gloss kitchen suite with central island, with granite work surfaces and matching upstands. Integrated oven and combination oven, with ceramic hob and ceiling extractor. Integral fridge-freezer, dishwasher and space for washing machine. Window to rear aspect and door to rear garden.

### Study 9'7" x 6'4" (2.93 x 1.95)

Bespoke fitted furniture, window to front aspect, radiator, laminate flooring

### Master Bedroom 12'10" x 11'5" (3.92 x 3.48)

Carpet flooring, radiator, double glazed window to rear aspect, bespoke fitted triple length wardrobes, door to;

### En-Suite

Oversized walk in shower with Mira shower controls, wall mounted hand wash basin, WC, obscure window to side aspect, heated towel radiator

### Bedroom Two 9'4" x 9'7" (2.85 x 2.93)

2 x windows to front aspect, radiator, carpet flooring, wardrobe

### Bedroom Three 9'4" x 9'3" (2.85 x 2.83)

Carpet flooring, double glazed window to front aspect, radiator

### Bedroom Four 9'8" x 6'8" (2.96 x 2.05)

Laminate flooring, fitted wardrobe, radiator, double glazed window to front aspect

### Family Bathroom

Spa bath with mixer tap and pull out hair attachment, pedestal hand wash basin, WC, porcelain tiled, obscure window to rear aspect

## EXTERIOR

### Front

Large imprinted concrete driveway with parking for multiple vehicles. Car Port, up and over garage door to Double Garage. Garden to lawn with side access gate to rear garden

### Rear Garden

Beautifully landscaped with sandstone patio area, garden to lawn with further raised decking area with feature Koi Fish Pond, border laurel hedgerows and mature flower beds, summerhouse, door to Garage

### Double Garage

Double garage with electric up and over door to front, personnel door to rear, internal power and lighting connected

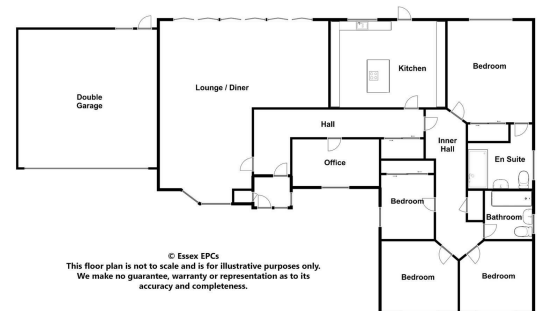
### Summerhouse

Bespoke summerhouse with power connected, with bi-folding doors overlooking rear garden

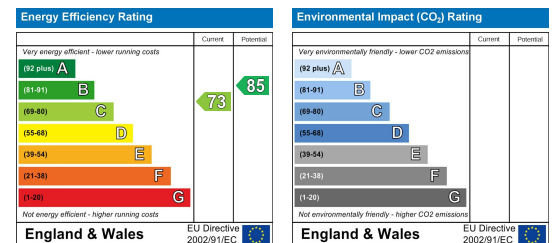
## Area Map



## 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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