



## 306 BROAD ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

### 5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* SUPERBLY PRESENTED \*\*** Benefitting from a generous 100' rear garden, with detached OUTBUILDING, this beautifully presented and EXTENDED family home offers enviable living space, with versatile ground floor living space. Superbly enhanced by the present owners, the property offers THREE reception rooms, including a Ground Floor bedroom/ANNEXE accommodation, with ground floor Shower Room, which could also be utilised as a work from home STUDY. The bright and spacious bedrooms offer plenty of room for the growing family, with the Master Bedroom situated within a recent LOFT CONVERSION, with bespoke fitted wardrobes and a modern EN-SUITE. Offering generous frontage with off street parking for multiple vehicles, together with a large rear garden which sites a spacious fully insulated Outbuilding, making a perfect work from home space or potential Gym/Garden Room. The property further comes with planning permission GRANTED for a front extension. Early viewing is strongly recommended in order to truly appreciate the deceptive spacious internal accommodation on offer.



### Entrance Hall

Storage cupboard, stairs rising to first floor.

### Lounge 12'5" x 10'9" (3.80 x 3.30)

Carpet flooring, feature fireplace with alcove fitted furniture, double glazed bay window to front, opening to:

### Kitchen 15'10" x 12'4" (4.83 x 3.76)

High gloss wall & base units with Quartz worktops, inset sink, integral fridge/freezer, microwave, dishwasher & washing machine, space for range style oven with extractor over, laminate flooring, inset spotlights, opening to:

### Family Room 12'11" x 9'6" (3.94 x 2.92)

Laminate flooring, radiator, skylights, doors to Garden.

### Inner Hall

Laminate flooring, door to Garden, doors to:

### Bedroom Four/Study 10'11" x 9'6" (3.33 x 2.92)

Laminate flooring, double glazed window to rear, radiator.

### Shower Room

Tiled flooring, his & hers sinks, walk in shower, WC, heated towel rail, obscure double glazed window to side.

## FIRST FLOOR

### Landing

Double glazed window to side, stairs rising to second floor, doors to:

### Bedroom Two 12'2" x 9'10" (3.73 x 3.02)

Double glazed window to front, radiator, carpet flooring.

### Bedroom Three 11'4" x 8'5" (3.40 x 2.57)

Double glazed window to rear, radiator, carpet flooring.

### Bedroom Five/Dressing Room 9'2" x 6'5" (2.80 x 1.98)

Carpet flooring, double glazed window to front, radiator.

### Bathroom

Tiled flooring, bath with shower over, hand wash basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to rear.

## SECOND FLOOR

### Landing

Storage cupboard, door to:

### Master Bedroom 16'8" x 8'9" (5.10 x 2.67)

Carpet flooring, double glazed window to rear, velux window to front, built in wardrobes, door to:

### En-suite

Shower enclosure, hand wash basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to rear.

## EXTERIOR

### Front

Shingle driveway with parking for multiple vehicles.

### Garden

Large paved patio area, remainder laid to lawn, path leading to outbuilding.

### Outbuilding

Laminate flooring, spotlights, electric heating, Wifi connection, double glazed french doors.

## NOTES

The property benefits from planning permission GRANTED for a front extension, under Braintree District Council planning reference 23/01903/HH.

Plans can be viewed by the following link <https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVCJ6HBFKXRo0>

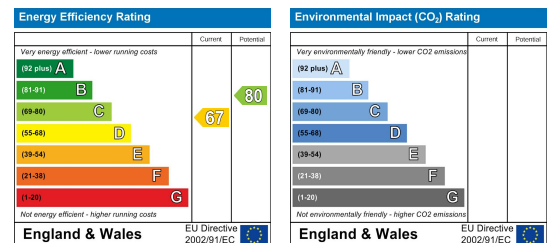
## Area Map



## 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.



**Phone:** 01376 386555  
**Email:** [info@branocsestates.co.uk](mailto:info@branocsestates.co.uk)  
**Website:** [www.branocsestates.co.uk](http://www.branocsestates.co.uk)

Phoenix House 5 New Street  
Braintree  
Essex  
CM 17 ER

