



25 OAKLANDS CLOSE, BRAINTREE CM77

ASKING PRICE £575,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** HUGE POTENTIAL TO EXTEND STPP **** Nestled in the charming Oaklands Close, on the edge of the sought after village of GREAT NOTLEY, this detached house offers a perfect blend of space and potential. Boasting TWO large reception rooms, FOUR generously sized bedrooms, and two bathrooms including a ground floor shower room, this property is ideal for a growing family or those who love to entertain.

One of the standout features of this property is the ample parking space available, together with its LARGE REAR GARDEN. The double garage with roller electric doors adds a touch of luxury and provides even more space for storage or parking.

For those with an eye for expansion, the potential to extend subject to planning permission opens up a world of possibilities to tailor this property to your specific needs, with ENDLESS POTENTIAL to both side and rear elevations.

The large garden with side plot offers a tranquil retreat right at your doorstep. Whether you have a green thumb, a football mad son or daughter, or simply enjoy outdoor gatherings, this expansive outdoor space provides the perfect setting for relaxation and recreation.

Situated in a cul-de-sac location, this property offers a peaceful and safe environment for families. Enjoy the tranquillity of suburban living while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this house your home and unlock its full potential. Book a viewing today and envision the possibilities that await in this unique family home.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, laminate wood flooring, radiator, doors to;

Living Room 18'73 x 12'75 (5.49m x 3.66m)

Large double glazed window to front aspect, carpet flooring, inset log burning stove, TV point, radiator, patio door to Conservatory

Conservatory 11'71 x 7'03 (3.35m x 2.21m)

Carpet flooring, double glazed windows and french doors to rear aspect

Cloakroom

WC, hand wash basin inset to vanity unit, chrome heated towel rail

Kitchen/Diner 20'61 x 12'08 (6.10m x 3.86m)

Smooth ceiling with recessed downlighting throughout, double glazed window and french doors to rear aspect, laminate flooring, dining area with radiator, Kitchen suite comprising of matching wall and base level cream gloss units, with edged granite effect work surfaces incorporating a return breakfast bar. Stainless steel sink with mixer tap inset to work surface, with integrated appliances including a double oven, four ring NEFF induction hob with extractor over, fridge-freezer, dishwasher. Door leading to;

Utility Room 12'43 x 9'59 (3.66m x 2.74m)

Wall and base level units with inset sink and spaces for Washing Machine and Tumble Dryer, double glazed window to rear aspect, internal door to Garage, door to;

Shower Room

Double shower enclosure, hand wash basin, WC, chrome heated towel rail, obscure window to front aspect

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front aspect, doors to;

Master Bedroom 12'06 x 10'58 (3.81m x 3.05m)

Carpet flooring, double glazed window to rear aspect, radiator

Bedroom Two 12'84 x 8'12 (3.66m x 2.44m)

Carpet flooring, double glazed window to rear aspect, radiator

Bedroom Three 12'10 x 9'30 (3.91m x 2.74m)

Carpet flooring, radiator, double glazed window to rear aspect

Bedroom Four 9'65 x 9'63 (2.74m x 2.74m)

Carpet flooring, double glazed window to front, radiator

Family Bathroom

P-style bath with shower over, low level WC, hand wash basin, radiator

EXTERIOR

Front

Driveway parking to front for a minimum of four vehicles, with path leading to front entrance door. Roller doors to double Garage.

Rear Garden

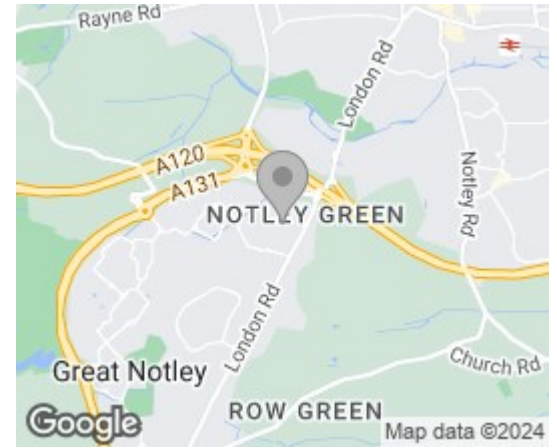
Laid predominantly to lawn with enclosed borders and benefitting from mature tree lining and hedgerows, the larger than average wraparound garden offers great space for the growing family, as well as offering (in the agents opinion) enormous scope to further extend to both sides and rear elevation (STPP).

Detached Outbuilding to remain which is fully insulated with internal power and heat source connected, making an ideal work space.

Garage

Double garage, with 2 x electric roller doors to front

Area Map

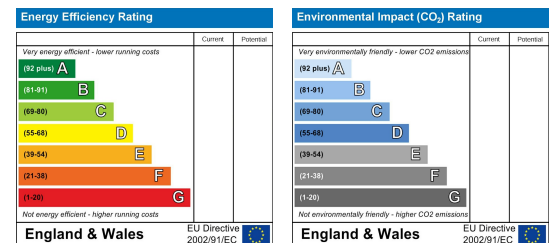


Floor Plans



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Energy Efficiency Graph



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