



77 WOOD WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £800,000

6 Bedrooms | 4 Bathrooms | 5 Receptions

**** NO ONWARD CHAIN **** Situated within the heart of Great Notley, this superbly appointed and beautifully maintained family home has been much improved by the present owner, with EXTENDED living space, together with a full loft conversion, creating one of the most desirable and ATTRACTIVE executive residences within the village. Offering SIX bedrooms, FOUR bathrooms, and FOUR/FIVE reception rooms, together with a STUNNING spacious Kitchen/Family Room equipped with fully integral appliances, a central island unit, and roof lantern, all with tri-folding doors opening to the landscaped rear garden. Externally the property offers a single GARAGE, with DOUBLE DRIVEWAY, generous frontage, and a fully landscaped rear garden with built in external lighting, a sprinkler system, and a raised decking area equipped with a Hot Tub. Early viewing is highly advised in order to fully appreciate the internal specification of this stunning rarely available home.



Front of Property

Driveway parking to both sides for multiple vehicles, front lawn, pathway leading to front door.

Entrance Hall

Tiled flooring, stairs rising to first floor, storage cupboard, 2x radiators, downlights, doors to:

Study 10'94" x 10'81" (3.05m x 3.05m)

Karndean flooring, double glazed sash window to front, radiator,

Playroom/Dining Room 14'84" x 11'31" (4.27m x 3.35m)

Tiled flooring, double glazed sash window to front & side, radiator,

Living Room 19'86" x 13'49" (5.79m x 3.96m)

Wood flooring, double glazed sash windows & french doors to rear, sandstone fireplace, radiator.

Cinema Room 11'13" x 9'98" (3.35m x 2.74m)

Engineered wood flooring, double glazed window to side, radiator.

Kitchen/Family Room 22'38" x 19'89" (6.71m x 5.79m)

Tiled flooring, matching wall & base units with granite work surfaces with one sink unit with mixer tap inset, central island unit with AEG 5 gas burner hob inset, duel AEG wine fridge, integrated Miele oven, grill, microwave oven & coffee machine, integral fridge freezer & dishwasher, roof lantern, dining space, bi-folding doors & windows to rear.

Utility Room 9'4" x 8'2" (2.87 x 2.49)

Tiled flooring, wall & base units, sink & drainer, spaces for washing machine & tumble dryer, integrated oven, double glazed window to rear, radiator.

Cloakroom

Tiled flooring, WC, wall mounted hand wash basin, extractor fan,

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front & rear, radiator, airing cupboard, stairs rising to second floor, doors to:

Master Bedroom 13'96" x 10'39" (3.96m x 3.05m)

Carpet flooring, radiator, double glazed window to front & side, fitted wardrobes, door to:

Ensuite

Fulled tiled, walk in corner shower enclosure, corner bath, WC, his & hers hand wash basins, radiator, obscure window to side, extractor fan.

Bedroom Two 11'37" x 10'49" (3.35m x 3.05m)

Carpet flooring, radiator, double glazed window to rear & side, fitted wardrobe.

Bedroom Three 11'49" x 9'07" (3.35m x 2.92m)

Carpet flooring, double glazed window to front, radiator.

Bedroom Four 11'15" x 7'53" (3.35m x 2.13m)

Carpet flooring, double glazed window to rear, radiator.

Family Bathroom

Fulled tiled, P-bath with separate shower head, WC, hand wash basin inset to vanity unit, extractor fan, obscure double glazed window to side, heated towel rail.

SECOND FLOOR

Landing

Carpet flooring, double glazed roof light, storage cupboard, doors to:

Bedroom Five 17'78" x 11'46" (5.18m x 3.35m)

Carpet flooring, double glazed window to front & rear, radiator, door to

Ensuite

Corner shower, WC, hand wash basin, radiator.

Bedroom Six 17'78" x 12'17" (5.18m x 3.66m)

Carpet flooring, radiator, double glazed window to front & rear, door to:

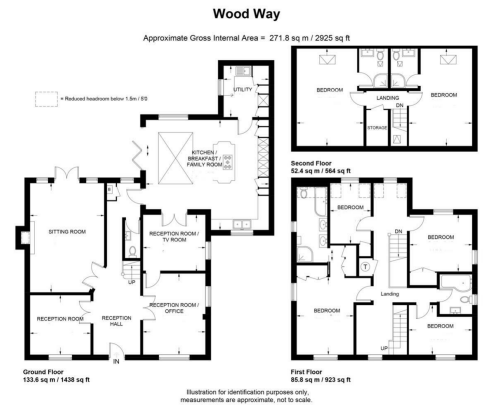
Ensuite

Shower, WC, wash hand basin, heated towel rail.

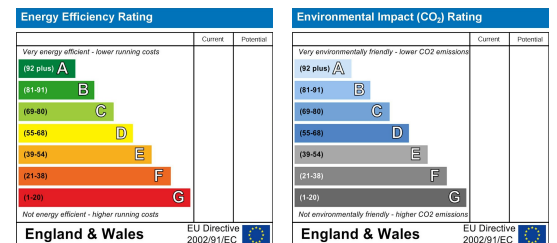
Area Map



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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