



36 PETWORTH CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £1,000,000

5 Bedrooms | 5 Bathrooms | 3 Receptions

**** STUNNING EXECUTIVE HOME **** Situated upon the exclusive Hunters Lodge development within the highly sought after village of Great Notley, this large New England style detached FAMILY HOME offers a superior finish throughout, and commands an enviable position nestled within a PRIVATE CUL-DE-SAC, with spacious interior living accommodation comprising of FIVE double bedrooms, FIVE bathrooms, and spacious Reception Rooms including a 31' LOUNGE/DINER, together with a 29' KITCHEN/FAMILY ROOM, a Utility Room, and STUDY, as well as a DOUBLE GARAGE which offers scope for conversion to create a detached Annexe subject to appropriate consent.

Enjoying a great location within one of the most sought after developments in the local area, the property offers easy access to both Chelmsford (15 mins) and the A120 to London Stansted and the M11 corridor, whilst benefiting from a host of village amenities including the 100 acre Discovery Centre, as well as nearby village supermarket, Doctors Surgery, Eateries, Cafe, and pub/restaurant. Private schools can be found nearby at both Felsted (10 mins) and New Hall (15 mins), as well as both Chelmsford boys & girls grammar schools. Within the village itself are two popular primary Schools, White Court Primary and Notley Green.

Externally the property boasts surrounding landscaped gardens, with mature treelined borders and attractive patio seating areas. To the front the property offers a wide block paved double driveway area with parking for multiple vehicles. Early viewing is highly recommended owing to the highly desirable nature of this style of property, and its favourable location.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, under stair storage cupboard, doors to:

Lounge/Diner 31'3" x 17'2" > 13'6" (9.54 x 5.24 > 4.12)

Front, rear and side aspects with french doors opening to the rear garden, polished Amtico flooring, duel fireplaces with inset log burning stove, TV point, French doors leading to Entrance Hall, further door to Kitchen

Kitchen/Family Room 29'6" x 15'0" (9.01 x 4.58)

Range of double glazed windows and french doors to rear aspect, exposed fireplace with inset log burning stove, Dining Area, bespoke Country style Kitchen suite comprising of wall and base level units with granite work surfaces, incorporating a central island unit with breakfast bar overhang. Fitted range style oven with fitted extractor over, American style fridge-freezer, integral dishwasher, array of larger cupboards and fitted drawer units, together with inset Butler style sink with mixer tap.

Utility Room

Spaces for washing machine and tumble dryer, inset sink with mixer tap, fitted Laundry Chute, door to side aspect

Study 7'2" x 7'9" (2.20 x 2.37)

Double glazed window to front aspect, bespoke fitted units with array of storage options

Cloakroom

Obscure window to front, concealed cistern WC, wall mounted hand wash basin

FIRST FLOOR

Landing

Stairs rising to second floor, Laundry Chute access, double airing cupboard with large volume water tank, doors to:

Master Bedroom 26'4" x 13'1" (8.03 x 4.00)

Vaulted ceiling, double glazed windows to front side and rear aspect, herringbone style flooring throughout, opening to Dressing Area with adjacent bespoke fitted wardrobes, opening to:

En-Suite

Oversized walk in shower with glass screen and tiled flooring, his and hers hand wash basins with matching vanity mirrors, WC, heated towel radiator, 2 x windows to rear aspect

Bedroom Two 14'3" x 10'9" (4.36 x 3.29)

Carpet flooring, double glazed window to rear aspect, 2 x fitted wardrobes, door to:

En-Suite

WC, hand wash basin, shower enclosure, obscure window to rear aspect

Bedroom Four 12'3" x 9'9" (3.75 x 2.99)

Carpet flooring, 2 x windows to front aspect, radiator, door to:

En-Suite

Shower enclosure, WC, hand wash basin inset to vanity unit, chrome heated towel radiator, window to side aspect

Family Bathroom

Window to front aspect, freestanding roll top bath with mixer tap, shower, WC, pedestal hand wash basin, radiator

SECOND FLOOR

Landing

Carpet flooring, doors to:

Bedroom Three 14'2" x 12'6" (4.33 x 3.82)

Carpet flooring, window to side aspect and 2 x velux windows to rear, eaves storage cupboards, door to:

En-Suite

Shower enclosure, WC, pedestal hand wash basin, window to rear aspect

Bedroom Five 8'11" x 7'4" (2.73 x 2.24)

Carpet flooring, velux window to rear aspect, radiator, eaves storage cupboard

Area Map

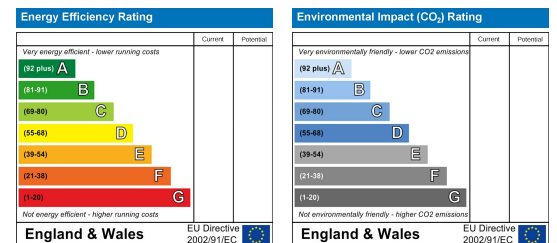


Floor Plans



© Brian LPC
We make no guarantee, warranty or representation as to the accuracy and completeness.

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
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
 Braintree
 Essex
 CM7 1ER

