



## 12 MOORS CROFT, BRAINTREE CM7

GUIDE PRICE £475,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* STUNNING FAMILY HOME \*\*** Situated upon the desirable and family orientated MARKS FARM development, nestled within a quiet cul-de-sac, this much improved FOUR bedroom property comes with a recently re-fitted KITCHEN/FAMILY ROOM, and offers versatile living accommodation for the growing family including a spacious Living Room, and STUDY. The master bedroom comes with a modern EN-SUITE bathroom, whilst externally the property comes with unusually large frontage including a driveway with parking for multiple vehicles, leading to a large DOUBLE GARAGE. The un-overlooked rear garden has been landscaped offering a paved patio seating area, with established garden to lawn. Situated within easy reach of the A120, as well as a host of excellent local school options, viewing is simply a must in order to appreciate the accommodation on offer.



## Entrance Hall

Laminate flooring, stairs rising to first floor.

## Study 7'5" x 6'10" (2.27 x 2.09)

Carpet flooring, double glazed window to front aspect

## Cloakroom

Wall mounted hand wash basin, WC, laminate flooring.

## Kitchen/Family Room 18'4" x 16'6" > 14'3" (5.59 x 5.03 > 4.36)

High gloss base units incorporating breakfast bar, sink with mixer tap, two integral ovens & induction hob, spaces for washing machine, dishwasher, tumble dryer, wine chiller & fridge/freezer. Double glazed windows to front & rear aspect, french doors to garden & door to side. inset spotlights, laminate flooring, breakfast bar.

## Living Room 18'3" x 11'3" (5.57 x 3.43)

Carpet flooring, radiator, double glazed window to side, french doors to rear, inset spotlights.

## FIRST FLOOR

### Landing

Doors to;

### Master Bedroom 14'5" x 11'2" (4.41 x 3.42)

Carpet flooring, radiator, double glazed window to rear, door to;

### En-suite

Fully tiled, shower enclosure, hand wash basin, WC, chrome heated towel rail, obscure double glazed window to rear.

### Bedroom Two 11'0" x 7'11" (3.36 x 2.42)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Three 11'0" x 7'8" (3.36 x 2.36)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Four 11'0" x 7'1" (3.37 x 2.16)

Carpet flooring, radiator, double glazed window to rear.

### Family Bathroom

Fully tiled, p-bath with shower over, pedestal hand wash basin, WC, inset spotlights, obscure double glazed window to front.

## EXTERIOR

### Front Of Property

Driveway parking for 6-8 cars, mature hedgerow to front, garden to lawn.

### Double Garage

Two up & over doors, power connected.

### Garden

Fully enclosed, un-overlooked rear garden, paved patio area with remainder laid to lawn with established borders.

## Area Map

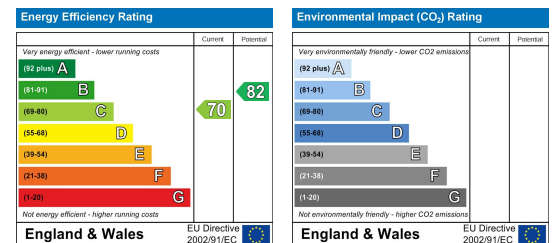


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
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## 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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