



PENTEIRA QUEENBOROUGH LANE, BRAINTREE CM77

GUIDE PRICE £1,000,000

6 Bedrooms | 4 Bathrooms | 4 Receptions

**** EXECUTIVE HOME WITH HUGE POTENTIAL **** Situated on the edge of the sought after GREAT NOTLEY village, this rarely available substantial family home enjoys a generous plot, with substantial rear garden and vast internal accommodation. Comprising of SIX double bedrooms, FOUR bathrooms, and FOUR reception rooms, together with large frontage and a detached DOUBLE GARAGE, this home offers plenty of room for the growing family within this renowned family orientated development. Perfectly situated for access to the A120 giving access to the M11 corridor in just under 20 mins, as well as being within short commutable distance of Chelmsford and the Park & Ride, viewing is simply a must in order to truly appreciate the space and potential on offer.



GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, doors to;

Cloakroom

WC, hand wash basin, obscure window to side aspect

Living Room 20'10" x 14'2" (6.36 x 4.32)

Carpet flooring, 2 x double glazed windows to front aspect, open fireplace, french doors to;

Dining Room 18'5" x 11'7" (5.63 x 3.54)

Carpet flooring, french doors to Conservatory

Study/Playroom 14'2" x 9'8" (4.33 x 2.95)

2 x Double glazed windows to front aspect, carpet flooring

Kitchen 18'5" x 14'2" (5.63 x 4.32)

Wall and base level units with quartz work surfaces, tiled flooring, 2 x windows to rear aspect, integral double oven, four ring gas hob, extractor, dishwasher, space for dining table, door to Utility Room

Conservatory 19'1" x 12'9" (5.83 x 3.89)

Tiled flooring, french doors to rear garden aspect

Utility Room 10'7" x 6'10" (3.24 x 2.09)

Wall and base level units, wall mounted gas boiler, space for washing machine, door to side aspect

FIRST FLOOR

Landing

Carpet flooring, double glazed windows to front and rear aspect, stairs rising to first floor, doors to;

Master Bedroom 14'2" x 13'3" (4.34 x 4.05)

Carpet flooring, 2 x windows to rear aspect and further window to side, door to;

En-Suite

Double shower enclosure, WC, hand wash basin

Bedroom Two 13'8" x 9'8" (4.17 x 2.96)

2 x Double glazed windows to front aspect, carpet flooring, door to;

En-Suite

Shower enclosure, WC, hand wash basin

Bedroom Three 14'4" x 11'1" (4.37 x 3.39)

Carpet flooring, double glazed window to rear aspect

Bedroom Four 14'4" x 9'4" (4.39 x 2.86)

Carpet flooring, double glazed windows to front aspect

SECOND FLOOR

Landing

Carpet flooring, window to rear aspect, doors to;

Bedroom Five 14'1" x 15'0" (4.31 x 4.59)

Carpet flooring, dormer window to front aspect

Bedroom Six 15'1" x 14'3" (4.60 x 4.36)

Carpet flooring, dormer window to front aspect

Shower Room

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

EXTERIOR

Front

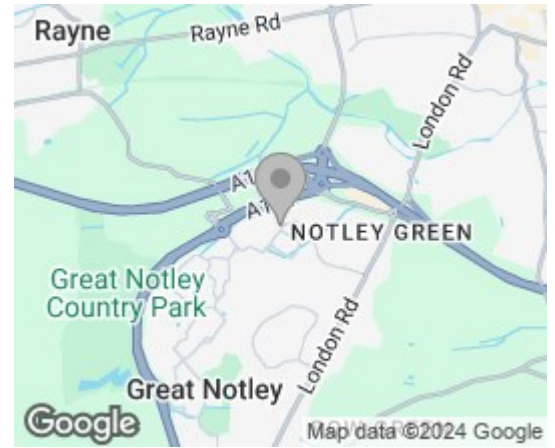
Block paved driveway to front, with area to lawn, together with side access gate leading to rear garden

Rear Garden

Commencing with a block paved patio area leading to large garden laid predominantly to lawn, with an array of established border flower beds, and mature trees to the lower garden

Double Garage

Area Map

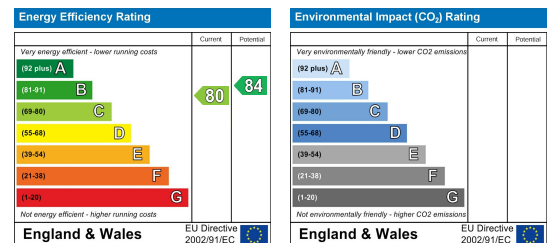


Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its 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

