



## 1 THATCHERS WAY, BRAINTREE CM77

GUIDE PRICE £560,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* PERFECT FAMILY HOME \*\*** Situated upon the favourable and family orientated GREAT NOTLEY VILLAGE, this modern and superbly presented family home offers OUTSTANDING kerb appeal, whilst internally benefitting from spacious living accommodation including a 21' KITCHEN/FAMILY ROOM which has recently been installed offering high spec AEG appliances, and a breakfast bar, as well as a spacious Dining or Family entertaining space. The property further offers a UTILITY ROOM, as well as a modern EN-SUITE to the Master Bedroom, whilst externally there is a landscaped rear garden with personnel door leading to the DOUBLE GARAGE. Just a stones throw from village amenities and open green space, as well as being within immediate walking distance of the excellent Notley Green Primary School, early viewing is highly recommended in order to appreciate the wonderful home on offer.



## GROUND FLOOR

### Entrance Hall leading to Dining Room 24'7" inc bay x 10'7" (7.51 inc bay x 3.24)

Tiled flooring, stairs rising to first floor, 2 x radiators, under stair storage cupboard, bay window to side aspect, further double glazed window to front, doors to:

### Living Room 20'0" x 11'2" (6.12 x 3.42)

Carpet flooring, open fireplace, 2 x radiators, double glazed window to front aspect, door with side windows to rear aspect

### Cloakroom

WC, hand wash basin, obscure window to rear aspect

### Kitchen/Family Room 21'10" x 14'6" > 9'8" (6.68 x 4.42 > 2.97)

Antico flooring, double glazed window to side and rear aspect with door leading to rear garden. Newly fitted high gloss kitchen with edged work surfaces incorporating a return breakfast bar with bar stool seating. Integral AEG appliances including fridge-freezer, oven and combination oven with self cleaning functionality, four ring gas hob with extractor over, AEG dishwasher, and wine cooler. Inset ceramic sink with mixer tap and drainer, under counter lighting, opening to Dining/Family area with space for Dining Table and Sofa/Living Area. Door to:

### Utility Room

Base level units with inset stainless steel sink with mixer tap. Spaces for Washing Machine, Tumble Dryer, and low level Fridge. Window to side aspect, door to rear garden. Wall mounted gas central heating boiler (circa 2-3 years old), and newly installed water softener.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to front aspect, loft access, radiator, double airing cupboard, doors to:

### Master Bedroom 11'10" x 10'9" (3.61 x 3.28)

Carpet flooring, 3 x integral wardrobes, double glazed window to front aspect, radiator, door to:

### En-Suite

Porcelain tiled with oversized walk in shower, pedestal hand wash basin, WC, demister mirror, obscure window to rear aspect, heated towel rail

### Bedroom Two 11'5" x 10'9" (3.50 x 3.28)

Double glazed window to rear aspect, radiator, carpet flooring, double integral wardrobe

### Bedroom Three 11'3" x 6'9" (3.45 x 2.08)

Carpet flooring, double integral wardrobe, radiator, double glazed window to front aspect

### Bedroom Four 9'11" x 6'10" (3.03 x 2.09)

Double glazed window to front aspect, radiator, carpet flooring

### Family Bathroom

Re-fitted suite comprising of a walk in shower enclosure, end to end bath with mixer tap and hair attachment, WC and hand wash basin inset to vanity unit, porcelain tiled, heated towel radiator, obscure window to rear aspect

## EXTERIOR

### Front

Wrought iron railings to front with gate leading to sandstone path leading to front entrance door, with stone shingled frontage.

### Rear Garden

Commencing with a sandstone patio area, leading to low maintenance garden laid to lawn, with established border flower beds. Personnel door to Garage

### Double Garage

2 x up and over electric doors, power and lighting connected, block paved driveway area to front

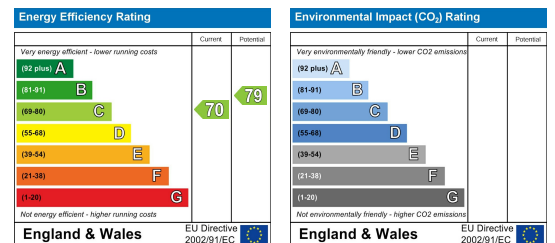
## Area Map



## 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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
 Braintree  
 Essex  
 CM1 7ER

