



## 4 ACORN AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £550,000

### 5 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* EXTENSIVELY RENOVATED THROUGHOUT \*\*** Benefitting from a FULL REFURBISHMENT, and being offered with NO ONWARD CHAIN, this superbly finished family home is located within one of the most desirable turnings within the Town Centre area, situated next to the picturesque Flich Way, within walking distance of the Station, and giving access to the A120 in under 2 minutes. Internally the property boasts an EXCELLENT FINISH to modern taste, with large windows and Bi-Folding Doors to the rear garden filling the property with an abundance of natural light. The generous front driveway gives off street parking for several vehicles, whilst the landscaped rear garden gives a peaceful retreat from to hustle and bustle of modern daily living. Viewing is simply a must in order to appreciate the excellent finish and enviable location on offer.



## Entrance Hall

Laminate flooring, radiator, stairs rising to first floor, doors to;

## Study 15'7" x 7'1" (4.75 x 2.18)

Laminate flooring, radiator, double glazed window to front & side.

## Living Room 13'3" x 12'11" (4.06 x 3.96)

Carpet flooring, radiator, double glazed window to front, opening to;

## Kitchen/ Diner 28'2" x 11'8" (8.61 x 3.58)

Laminate flooring, matching wall & base units with quartz work surfaces incorporating breakfast bar, inset one and a half sink, integral double oven & hob, integral fridge/freezer & dishwasher, radiator, double glazed window and bifolds to rear.

## Cloakroom

Tiled flooring, wash hand basin inset to vanity unit, WC, heated towel rail, double glazed window to side.

## First Floor

### Bedroom One 13'3" x 13'1" (4.06 x 3.99)

Carpet flooring, radiator, built in wardrobes, double glazed window to front, door to;

### Ensuite

Tiled flooring, wash hand basin inset to vanity, shower enclosure with rainfall shower, WC, heated towel rail.

### Bedroom Two 11'6" x 8'9" (3.51 x 2.67)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Three 8'3" x 7'4" (2.54 x 2.26)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Four 8'3" x 7'4" (2.54 x 2.26)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Five 8'3" x 7'4" (2.54 x 2.26)

Carpet flooring, radiator, double glazed window to side.

## Bathroom

Tiled flooring, bath with rainfall shower over, hand wash basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to rear.

## Exterior

### Front Of Property

Driveway parking to front, side access gate.

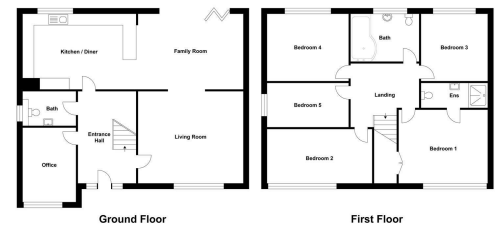
### Garden

Paved patio area, remainder laid to lawn with sleeper boarders.

## Area Map

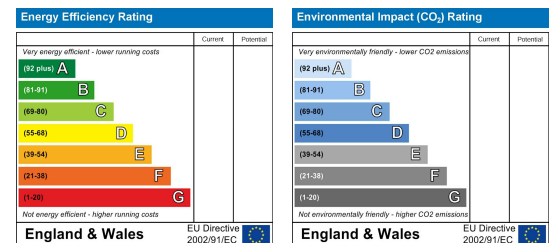


## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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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