



## 23 CONVENT LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £500,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

Welcome to this charming FOUR bedroom semi-detached BUNGALOW. Thoughtfully designed, this home boasts a SPACIOUS and VERSATILE layout, perfect for families or those who love to entertain.

The property features THREE generous ground-floor bedrooms, as well as a luxurious MASTER bedroom on the first floor, complete with a modern EN-SUITE. Additionally, the ground floor includes a LARGE family bathroom, ensuring ample space and convenience for all members of the household.

At the heart of the home lies the OPEN-PLAN living area, where the kitchen flows effortlessly into the FAMILY room. This bright and airy space is ideal for MODERN living, allowing you to cook while staying connected with family or guests. It's the PERFECT setting for both everyday life and memorable gatherings.

Step outside into the BEAUTIFULLY landscaped garden, which offers a peaceful view of rolling fields. This tranquil setting provides the perfect escape, allowing you to relax and enjoy the serenity of the countryside.



## Open Plan Living Area Comprising Of;

### Kitchen 13'6" x 10'11" (4.12 x 3.34)

Luxury vinyl flooring, base & wall units with roll edged work surfaces, one and a half sink with central tap, integral double oven with electric hob, integrated dishwasher, space for washing machine, opening to Dining Room, Hilary window shutter, double glazed window to front.

### Family Room 13'6" x 10'11" (4.12 x 3.33)

Luxury vinyl flooring, radiator, storage cupboard.

### Dining Room 10'3" x 10'4" (3.14 x 3.17)

Luxury vinyl flooring, radiator, Hilary window shutter, double glazed window to front, stairs rising to first floor.

### Inner Hallway

Luxury vinyl flooring, doors to;

### Bedroom Two 11'10" x 10'7" (3.62 x 3.25)

Carpet flooring, fitted wardrobes, double glazed window to side, radiator.

### Bedroom Three 11'3" x 10'4" (3.44 x 3.16)

Carpet flooring, fitted wardrobes, double glazed window to side, radiator.

### Bedroom Four 11'10" x 8'0" (3.62 x 2.45)

Luxury vinyl flooring, fitted wardrobes, double glazed window to rear, radiator.

### Living Room 14'2" x 13'1" (4.34 x 3.99)

Carpet flooring, log burner, double glazed window to rear, radiator.

### Bathroom

Tiled flooring, bath with shower over, wash hand basin & WC inset to vanity unit, obscure double glazed window to rear, chrome towel radiator.

### First Floor

### Landing

Carpet flooring, door to;

### Master Bedroom 16'11" x 11'3" (5.18 x 3.44)

Carpet flooring, vulex window, radiator, door leading to;

### Ensuite

Tiled flooring, walk in shower, WC, wash hand basin inset to vanity unit, vulex window, chrome towel radiator

### Exterior

### Garden

Fully enclosed rear garden, lawn leading to raised patio, outbuilding with lights & power, side access.

### Driveway

Shingle driveway with parking for four vehicles.

## Area Map

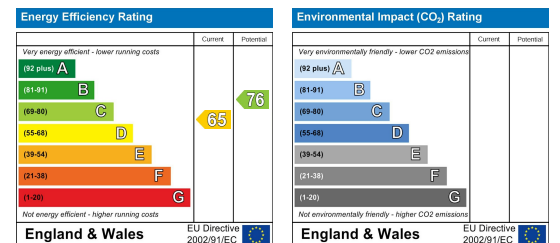


## Floor Plans



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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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