



## 10 QUEENBOROUGH GROVE QUEENBOROUGH LANE,

GUIDE PRICE £650,000

7 Bedrooms | 4 Bathrooms | 2 Receptions

**\*\* MUST VIEW FAMILY HOME \*\*** Situated within the sought after Queenborough Grove, on the edge of the renowned family orientated Great Notley development, this beautifully finished property set across three levels comprises of vast internal accommodation with SEVEN bedrooms, spacious ground floor living space including a fabulous KITCHEN/BREAKFAST ROOM, and a well landscaped rear garden offering a low maintenance finish, and DOUBLE GARAGE. Situated within easy access of the A120 and nearby village amenities, early viewing is highly advised in order to truly appreciate the accommodation on offer.

**\*\* GUIDE PRICE £650,000 - £675,000 \*\***



### Entrance Hall

Stairs rising to first floor, doors to:

### Cloakroom

Tiled flooring, obscure double glazed window to front, wall mounted hand wash basin, WC, radiator.

### Lounge 18'9" x 11'7" (5.73 x 3.54)

Laminate flooring, two radiators, feature fireplace with log burner, double glazed window to front, french doors to rear.

### Dining Room 11'8" x 11'1" (3.57 x 3.40)

Engineered oak flooring, radiator, double glazed window to front.

### Kitchen/ Breakfast Room 18'9" x 15'3" (5.74 x 4.66)

Luxury vinyl flooring, wall & base units with granite work surfaces, one and a half sink, spaces for range cooker, dishwasher & american style fridge/freezer, integrated coffee machine, central island, radiator, double glazed window to rear, door to rear.

### Utility Room

Wall & base units, stainless steel sink, spaces for washing machine & tumble dryer, obscure double glazed window to side.

### First Floor

#### Landing

Stairs rising to second floor, radiator, airing cupboard, doors to:

### Bedroom One 13'0" x 11'6" (3.98 x 3.53)

Double glazed window to front, radiator, fitted wardrobes, built in cupboard.

### Ensuite

Walk in shower, hand wash basin, WC, obscure double glazed window to side.

### Bedroom Two 11'11" x 11'3" (3.65 x 3.43)

Double glazed window to rear, radiator.

### Jack & Jill Ensuite

Walk in shower, pedestal hand wash basin, WC, radiator, obscure double glazed window to side.

### Bedroom Three 12'0" x 9'8" (3.68 x 2.95)

Double glazed window to rear, radiator.

### Bedroom Four 12'0" x 8'11" (3.68 x 2.72)

Double glazed window to front, radiator.

### Bathroom

Walk in shower, bath, WC, pedestal hand wash basin, radiator, obscure double glazed window to front.

### Second Floor

#### Landing

Built in cupboard, loft access, doors to:

### Bedroom Five 13'9" x 11'8" (4.20 x 3.56)

Double glazed window to front, radiator.

### Bedroom Six 10'9" x 9'2" (3.30 x 2.81)

Double glazed window, radiator.

### Bedroom Seven 10'8" x 8'5" (3.27 x 2.57)

Double glazed window to front, radiator, built in wardrobes.

### Shower Room

Walk in shower, pedestal hand wash basin, WC.

### Exterior

#### Driveway

Parking for several vehicles leading to:

#### Double Garage

#### Garden

Enclosed landscaped garden with two raised decking areas.

## Area Map

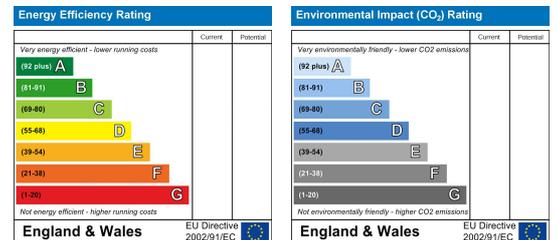


## Floor Plans



This energy statement has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, corridors and other fixed or detachable services (including, but not limited to, radiators, air conditioning, etc.) are given. The plan is for illustrative purposes only and should be treated as a guide. Dimensions are given in feet and inches. The architect, agent and appropriate bodies have not been involved in its preparation or its accuracy or efficiency for any purpose.

## 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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