



## FANAD QUEENBOROUGH LANE, BRAINTREE CM77

OFFERS IN EXCESS OF £585,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* GENEROUS FRONTAGE \*\*** Occupying a fabulous non-estate position within the renowned Queenborough Lane, "Fanad" is an OUTSTANDING five bedroom family home, appointed over three floors, offering generous living space for the modern family. The heart of the home is found within the OPEN PLAN Kitchen/Family Room, which has been recently renovated including a brand new shaker style Kitchen, opening to a family area come Dining Space, whilst the property further offers a separate Dining Room or PLAYROOM//STUDY, with a sizeable Living Room which offers French Doors to the rear garden. Benefitting from excellent sized bedrooms, two of which come with EN-SUITE bathrooms, there is additionally a great sized family Bathroom with separate shower enclosure. Externally the property offers a low maintenance rear garden, TANDEM LENGTH GARAGE, and fantastic frontage offering parking for multiple vehicles. Situated on the edge of the highly sought after village of Great Notley, within a short walk of village amenities, early viewing is highly advised in order to appreciate the vast accommodation on offer.



GROUND FLOOR

Entrance Hall

Karndeian flooring, radiator, under stairs storage, stairs rising to first floor, doors to;

Dining Room/Playroom 9’10” x 7’6” (3.01 x 2.29)

Karndeian flooring, radiator, double glazed window to front.

Cloakroom

Karndeian flooring, wash hand basin, WC, radiator, obscure double glazed window to side.

Living Room 17’10” x 14’6” (5.46 x 4.42)

Karndeian flooring, feature gas fireplace, radiator, french doors to rear.

Kitchen/Family Room 24’5” x 10’3” (7.45 x 3.14)

Karndeian flooring, shaker style kitchen with quartz effect worktops, integral double oven, five ring gas hob with extractor over, space for washing machine & American fridge/freezer, one and a half ceramic sink, tiled splash backs, inset downlighting, door to side.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front, stairs to second floor, doors to;

Master Bedroom 14’5” x 12’1” (4.41 x 3.70)

Carpet flooring, double glazed window to rear, walk in dressing room, door to;

En-suite

Pedestal hand wash basin, WC, shower enclosure, radiator, obscure double glazed window to side.

Bedroom Two 13’0” x 10’4” (3.97 x 3.17)

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

Bedroom Five 12’1” x 7’7” (3.70 x 2.33)

Carpet flooring, double glazed window to front, radiator.

Bathroom

Shower enclosure, bath, WC, bidet, hand wash basin, radiator, obscure double glazed window to rear.

SECOND FLOOR

Landing

Carpet flooring, storage cupboard, doors to;

Bedroom Three 13’8” x 10’9” (4.19 x 3.28)

Carpet flooring, radiator, storage cupboard, double glazed window to front, door to;

Ensuite

Shower enclosure, pedestal hand wash basin, WC.

Bedroom Four 13’5” x 7’8” (4.11 x 2.34)

Carpet flooring, radiator, double glazed window to front.

EXTERIOR

Front of property

Block paved driveway to front & side with parking for multiple vehicles, leading to tandem Garage

Garage

Tandem length garage with up & over door to front. Side door accessible from garden.

Garden

Fully enclosed garden, paved patio with lawn area, side access gate to driveway.

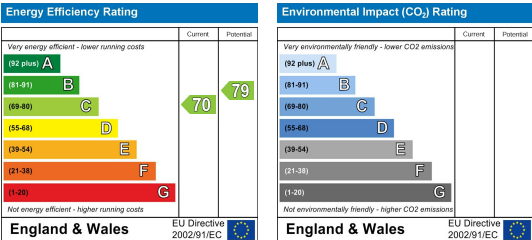
Area Map



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  
CM7 1ER

