



## 3 CLEVEDON CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £585,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* MOTIVATED VENDORS - COMPLETE ONWARD CHAIN \*\*** Nestled within the centre of the hugely sought after family orientated Great Notley Garden Village, this ENVIABLE four bedroom DETACHED family home offers a superior internal finish throughout, boasting THREE RECEPTION ROOMS including a 17' Living Room, adjoining CONSERVATORY, spacious dual aspect KITCHEN/DINER, together with three DOUBLE BEDROOMS including an EN-SUITE to the Master Bedroom. The large DOUBLE GARAGE offers scope for conversion, whilst the UN-OVERLOOKED rear garden offers scope for extension STPP. Conveniently positioned within walking reach of Great Notley's vast onsite amenities, early viewing is highly advised in order to appreciate the potential on offer.





Entrance Hall

Karndeian flooring, radiator, under stairs storage cupboard, modern glazed staircase rising to first floor, openings to;

Lounge 16’11” x 10’11” (5.18 x 3.35)

Carpet flooring, double glazed window to front, gas feature fireplace, two radiators, oak bifold doors to;

Conservatory 12’0” x 8’11” (3.66 x 2.74)

Laminate flooring, patio doors to garden.

Dining Room 10’5” x 8’0” (3.20 x 2.44)

Karndeian flooring, double glazed bay window with plantation shutters to rear, radiator,

Cloakroom

Karndeian flooring, hand wash basin inset to vanity unit, WC, heated towel rail.

Kitchen/ Breakfast Room 16’11” x 12’0” (5.18 x 3.66)

Tiled flooring, wall & base units with central island, granite worktops, sink with mixer tap, instant hot water tap, integral double oven & microwave, induction hob with extractor over, integral fridge/freezer, dishwasher & wine cooler, radiator, bi-fold doors to garden, door to garage.

First Floor

Landing

Carpet flooring, double glazed window with plantation shutters to front, airing cupboard, loft access, doors to;

Bedroom One 16’11” x 12’11” (5.18 x 3.96)

Carpet flooring, double glazed window with plantation shutters to front, two velux windows to rear, range of built in wardrobes, radiator, part vaulted ceiling, door to;

Ensuite

Kardeian flooring, shower enclosure, wash hand basin, WC, obscure double glazed window to rear, heated towel rail.

Bedroom Two 12’0” x 10’11” (3.66 x 3.35)

Carpet flooring, double glazed window with plantation shutters to rear, radiator.

Bedroom Three 10’0” x 8’0” (3.05 x 2.44)

Carpet flooring, double glazed window with plantation shutters to rear, radiator.

Bedroom Four 12” x 6” (3.66m x 1.83m)

Carpet flooring, double glazed window to front and radiator.

Bathroom

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

Exterior

Garage & Driveway

Double garage with one electric door and one up & over door. Utility area comprising of wall & base units with worktops, inset sink with mixer tap, plumbing for washing machine, spaces for fridge freezer & tumble dryer. Block paved driveway directly to front.

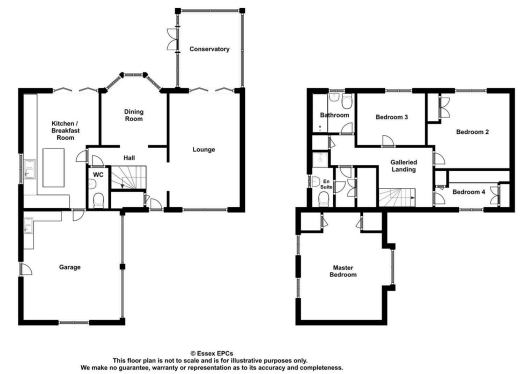
Garden

Unoverlooked rear garden, paved patio area with electric awing over, remainder laid to lawn with shrub borders, side access gate.

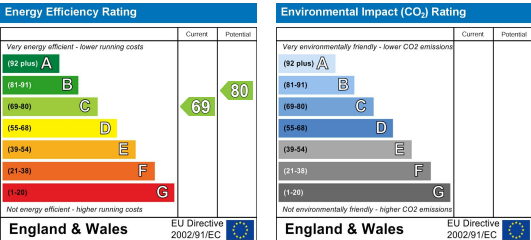
Area Map



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.



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