



## 20 CROFTERS WALK, BRAINTREE CM77

OFFERS IN EXCESS OF £575,000

5 Bedrooms | 4 Bathrooms | 3 Receptions

**\*\* LOOKING FOR AN IMMACULATE FAMILY HOME IN GREAT NOTLEY? STOP THE SEARCH! \*\*** Situated within a peaceful cul-de-sac location on the edge of the every sought after and family orientated Great Notley Garden Village, this much loved and SUPERBLY PRESENTED property comes with generous living accommodation set across three floors, offering FIVE well appointed bedrooms, THREE bathrooms, and THREE reception rooms, together with a modern fitted Kitchen and separate UTILITY ROOM. Further benefitting from a CAR PORT and TANDEM LENGTH GARAGE, the property offers an abundance of versatility for those needing more space for the growing family, with plenty of space to also work from home. Conveniently situated within walking distance of nearby village amenities, as well as offering easy access to the A120 and A131 towards Chelmsford, early viewing is highly recommended in order to truly appreciate the accommodation on offer,



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, radiator, under stair storage cupboard

Study 9'9" x 7'6" (2.99 x 2.29)

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

Dining Room 10'4" x 9'10" (3.15 x 3.01)

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

Living Room 18'4" x 14'6" (5.61 x 4.42)

Engineered oak flooring, french doors opening to rear garden inset to bay window, radiator, TV point, log burning stove

Kitchen 14'8" x 10'3" (4.48 x 3.14)

Oak kitchen cabinets with roll edged work surfaces, breakfast bar, tiled flooring, double glazed window to rear aspect, space for Range style oven, American style fridge-freezer, dishwasher, inset sink with drainer, wine storage, larder units, door to;

Utility Room

Tiled flooring, door to rear aspect, window to side, spaces for washing machine and tumble dryer, wall and base units, inset stainless steel sink.

Cloakroom

WC, wall mounted hand wash basin, window to side aspect, tiled flooring.

FIRST FLOOR

Landing

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

Master Bedroom 14'5" x 12'9" (4.41 x 3.89)

Carpet flooring, radiator, double glazed window to rear aspect, walk in wardrobe, door to;

En-Suite

Double shower enclosure, WC and hand wash basin inset to vanity unit, chrome heated towel radiator

Bedroom Two 13'1" x 10'5" (4.01 x 3.18)

Carpet flooring, double glazed window to front aspect, fitted wardrobes, radiator

Bedroom Four 12'4" x 7'8" (3.78 x 2.34)

Double glazed window to front aspect, carpet flooring, radiator

Family Bathroom

Fully tiled with four piece bathroom suite consisting of a bath with separate shower enclosure, WC, hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to rear aspect

SECOND FLOOR

Landing

Carpet flooring, storage cupboard, velux window to front, doors to;

Bedroom Three 13'8" x 10'9" (4.17 x 3.30)

Double glazed window to front aspect, radiator, carpet flooring, built in wardrobe, door to;

En-Suite

Shower enclosure, WC, hand wash basin inset to vanity unit, obscure window to side aspect, radiator

Bedroom Five 16'11" x 7'7" (5.17 x 2.33)

Carpet flooring, double glazed window to front aspect, radiator

EXTERIOR

Front

Driveway leading to Car Port with side access gate to rear. Garage with up and over door to front.

Rear Garden

Commencing with a paved patio area, leading to garden laid to lawn with established borders, and sunken lower patio seating area with raised beds

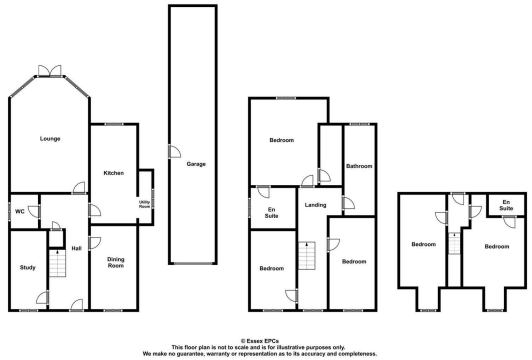
Garage

Tandem length Garage with up and over door to front, personnel door to side.

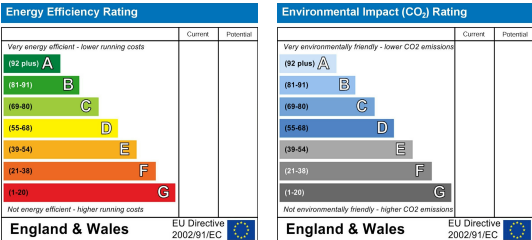
Area Map



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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