



## 11 OAKLANDS CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £500,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* EXTENDED FAMILY HOME \*\*** Occupying an enviable position within a sought after cul-de-sac on the outskirts of the family orientated GREAT NOTLEY development, this EXTENDED property enjoys vast frontage with driveway parking easily accommodating six vehicles, together with enlarged internal living space, with a spacious Living Room with front and rear aspect, Kitchen, UTILITY ROOM, and a great sized Dining/Family Room. To the first floor are FOUR DOUBLE BEDROOMS, with an EN-SUITE to the Master Bedroom. The single GARAGE comes with internal access off of the Utility Room, giving scope to conversion to create further internal space if required. Owing to the hugely popular nature of this development, we advise an early viewing inspection in order to appreciate the space and potential on offer.



GROUND FLOOR

Entrance Hall

LVT flooring, stairs leading up, radiator, door leading to;

Living Room 19’3” x 12’5” (5.89 x 3.79)

Carpet, large bay window to front, feature fireplace, sliding patio doors to rear, radiator

Kitchen 11’4” x 9’4” (3.47 x 2.87)

LVT flooring, base and wall level shaker units, eye level double oven, inset sink with adjustable mixer tap, four ring gas hob, extractor, integrated base level fridge and dishwasher, spotlights, door leading to;

Dining/Family Room 16’6” x 9’3” (5.05 x 2.84)

LVT flooring, storage cupboard, window to rear, radiator

Utility Room

Vinyl flooring, base and wall level shaker units, inset sink with adjustable mixer tap, spaces for appliances, doors leading to front, rear and garage

Cloakroom

Vinyl flooring, W/C, sink, radiator, obscure window to side aspect

FIRST FLOOR

Landing

Carpet, window to rear, loft access, radiator

Master Bedroom 12’7” x 11’4” (3.86 x 3.46)

Carpet, window to front, built in wardrobes, radiator. door to;

En-Suite

Tiled flooring, shower, W/C, sink with vanity unit, heated towel rail, extractor

Bedroom Two 10’7” x 9’5” (3.25 x 2.89)

Carpet. window to front and side, radiator

Bedroom Three 9’3” x 8’6” (2.84 x 2.61)

Carpet, window to rear, radiator

Bedroom Four 9’5” x 8’8” (2.88 x 2.66)

Carpet, window to rear, radiator

Bathroom

Vinyl flooring, bath with overhead shower, W/C, sink, radiator, obscure window to side aspect

EXTERIOR

Front

Large block paved driveway accommodating at least six vehicles, with single Garage to side.

Rear Garden

Paved patio seating area leading to garden laid largely to lawn with enclosed borders.

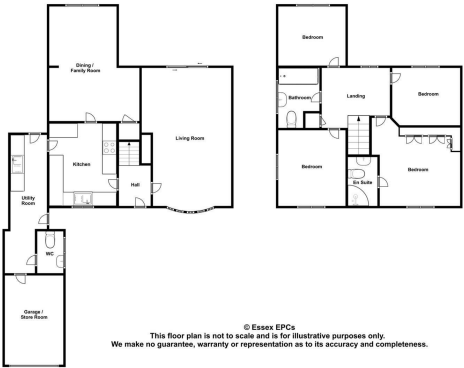
Garage

Single Garage with up and over door to front. Internal door leading to Utility Room

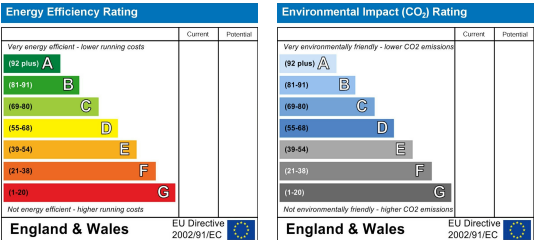
Area Map



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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