



8 SORREL GROVE, BRAINTREE CM77

GUIDE PRICE £700,000

6 Bedrooms | 4 Bathrooms | 3 Receptions

**** OUTSTANDING FAMILY HOME **** Boasting THREE generous reception rooms, including an enviable VAULTED family room with BI-FOLDING doors to the rear garden, this hugely improved and EXTENDED family home offers flowing and versatile living accommodation for any growing family. With a converted double Garage creating a spacious seventh bedroom/ANNEXE accommodation with adjoining Wet Room, this fantastic space also lends itself as a potential work from home space. The heart of the home is the 31' KITCHEN/DINER with central island and breakfast bar, making a great entertaining area and space for families to gather. Benefitting from a SOUTH FACING rear garden which has been attractively landscaped throughout, this truly is a property that ticks so many boxes, being just a short walk from Great Notley's vast amenities and good local schools, as well as the 100' acre Discovery Centre. Viewing is simply a must in order to truly appreciate the accommodation on offer.



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs rising to first floor, under stairs storage, two radiators

Cloakroom

Tiled flooring, wash hand basin inset to vanity unit, WC, radiator.

Living Room 17'8" x 11'6" (5.41 x 3.53)

Carpet flooring, double glazed window to front, two radiators

Office/Playroom 10'7" x 8'3" (3.25 x 2.54)

Tiled flooring, radiator

Kitchen/Diner 31'9" x 10'9" (9.70 x 3.30)

Tiled flooring, range of wall & base units with granite work tops, one & a half inset sink with mixer tap, two integral NEFF ovens, two integral NEFF microwave ovens, integrated dishwasher, washing machine & tumble dryer, space for American fridge/freezer, central island with NEFF gas hob with extractor over, integrated wine cooler, radiator, roof lantern, bifold doors to rear.

Family Room 21'9" x 11'6" (6.65 x 3.53)

Wooden flooring, part vaulted ceiling with three velux windows to rear, two radiators, bifolding doors to rear aspect

Bedroom Seven 10'9" x 10'2" (3.30 x 3.10)

Carpet flooring, double glazed window to front, radiator, opening to;

Wet Room

Open shower area, wall mounted hand wash basin, WC, radiator, extractor fan, obscure double glazed window to front.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front, stairs rising to second floor.

Master Bedroom 16'11" x 13'10" (5.18 x 4.22)

Carpet flooring, double glazed window to front, radiator, vaulted ceiling, range of built in wardrobes, door to;

En-Suite

Tiled flooring, shower enclosure, wash hand basin inset to vanity unit, WC, radiator, extractor fan, obscure double glazed window to rear.

Bedroom Four 13'5" x 8'2" (4.09 x 2.51)

Carpet flooring, radiator, double glazed window to rear, built in wardrobes.

Bedroom Five 11'8" x 11'8" (3.56 x 3.56)

Carpet flooring, radiator, double glazed window to rear, built in wardrobes.

Bedroom Six 10'5" x 5'10" (3.20 x 1.78)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Tiled flooring, bath with jets & shower attachment, double shower enclosure, wash hand basin inset to vanity unit, WC, obscure double glazed window to rear, radiator, extractor fan, airing cupboard.

SECOND FLOOR

Bedroom Two 14'2" x 10'11" (4.32 x 3.33)

Carpet flooring, radiator, two double glazed windows to side, two velux windows to rear, eaves storage cupboard,

Bedroom Three 13'5" x 10'11" (4.09 x 3.33)

Carpet flooring, radiator,

EXTERIOR

Front

Blocked paved driveway providing parking for at least four vehicles.

Garden

South facing rear garden with paved patio area, leading to garden laid to lawn with established borders, further raised decking area, side access to front

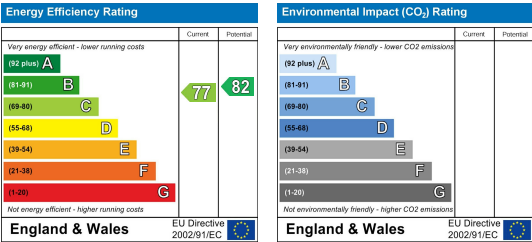
Area Map



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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