



8A VALLEY ROAD, BRAINTREE CM7

GUIDE PRICE £650,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**** MUST VIEW FAMILY HOME **** Nestled upon the desirable Valley Road in Braintree, this remarkable property boasts four spacious bedrooms, making it an ideal family home. The highlight of this residence is the stunning open-plan living space, which seamlessly combines comfort and style, perfect for both entertaining guests and enjoying quiet family evenings.

The property features a high specification finish throughout, ensuring that every detail has been thoughtfully considered. For those who require a dedicated workspace, a well-appointed STUDY provides the perfect environment for productivity.

Accommodating the needs of modern living, this home includes two en-suite bathrooms, offering convenience and privacy for the occupants of the master and guest bedrooms. Additionally, a family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Situated conveniently close to the town centre and the railway station, this property offers easy access to local amenities and excellent transport links, making it an ideal choice for commuters and families alike.

This exceptional home on Valley Road is not to be missed, combining contemporary living with a prime location.



GROUND FLOOR

Entrance Hall
Tiled flooring, stairs rising to first floor, doors to:

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

Study 13'1" x 8'7" (4.00 x 2.64)
Carpet flooring, underfloor heating, double glazed window to front.

Kitchen/Family Room 26'1" x 21'3" (7.97 x 6.49)
Tiled flooring with underfloor heating, bi-fold doors & double glazed window to rear, Kitchen with quartz worktops, sink with mixer tap, integral oven, microwave oven, dishwasher, fridge/freezer & wine cooler, four ring induction hob with extractor over.

Utility Room 15'7" x 7'5" (4.76 x 2.28)
Laminate flooring, wall & base units, spaces for washing machine, tumble dryer & fridge/freezer, doors to front & rear.

FIRST FLOOR

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

Bedroom Two 15'5" x 13'1" (4.71 x 4.01)
Carpet flooring, double glazed window to rear, radiator.

En-suite
Tiled flooring, double shower enclosure, oversized hand wash basin with vanity unit, WC, radiator, vanity mirror.

Bedroom Three 13'1" x 8'7" (3.99 x 2.64)
Carpet flooring, double glazed window to front, radiator.

Bedroom Four 12'7" x 7'4" (3.84 x 2.25)
Carpet flooring, double glazed window to rear, radiator.

Bathroom
Tiled flooring, P-bath with shower over, hand wash basin inset to vanity unit, WC, radiator.

SECOND FLOOR

Landing
Carpet flooring, storage cupboard, door to:

Master Bedroom 17'9" x 14'4" (5.42 x 4.39)
Carpet flooring, radiator, velux windows, doors to:

En-suite
Tiled flooring, large shower enclosure, hand wash basin inset to vanity unit, vanity mirror, WC, radiator, roof light.

Walk-in Dressing Room
Carpet flooring

EXTERIOR

Front Of Property
Blocked pave driveway providing parking for at least four vehicles

Garden
Fully enclosed garden commencing with raised composite decking area, remainder laid to lawn. Garden room with power and lighting making an ideal work from home space, or storage room.

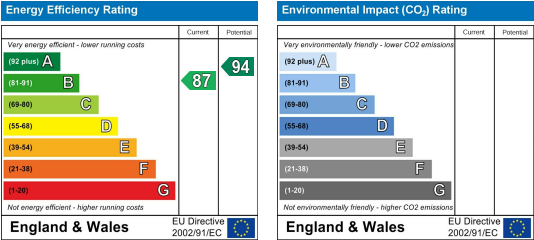
Area Map



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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