



4 CRAB APPLE DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

** THE ONE YOU'VE BEEN WAITING FOR ** Positioned just a stone's throw from the sought-after village of Great Notley, this impressive home forms part of a popular modern development and benefits from the REMAINING NHBC WARRANTY, offering added peace of mind. Originally built by the reputable national house-builder CREST NICHOLSON, the property has been maintained to a high standard throughout and is ideally located for Chelmsford and associated transport links.

On entering, you are welcomed into a HALLWAY, which leads to a bright KITCHEN/DINER fitted with modern units, integrated appliances, and Amtico flooring. The kitchen has ample space for a dining table and a large BAY WINDOW to the side. To the rear is a generous RECEPTION ROOM with a pleasant outlook over the garden. FRENCH DOORS provide direct access to the rear, creating an ideal flow for entertaining and everyday family life. A DOWNSTAIRS CLOAKROOM completes the ground-floor accommodation.

Upstairs, the property offers THREE SPACIOUS BEDROOMS, including a principal bedroom with BUILT-IN STORAGE and an EN-SUITE BATHROOM. The remaining bedrooms are served by a MODERN FAMILY BATHROOM,



GROUND FLOOR

Entrance Hall

LVT flooring, radiator, stairs rising to first floor.

Cloakroom

LVT flooring, wall mounted hand wash basin, WC, radiator, obscure double glazed window to side.

Kitchen/ Diner 14'9" x 10'1" (4.51 x 3.09)

LVT flooring, wall and base units with edged work surfaces, one & a half stainless steel sink with mixer tap, integral oven, electric hob with extractor over, integrated fridge freezer, integrated dishwasher, space for washing machine, double glazed bay window to side, double glazed window to front.

Living Room 17'7" x 12'3" (5.38 x 3.75)

Carpet flooring, radiator, storage cupboard, two double glazed windows to side, patio doors to garden.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to:

Bedroom One 15'5" x 10'2" (4.71 x 3.12)

Carpet flooring, radiator, fitted double wardrobes, double glazed window to rear, door to:

Ensuite

Tiled flooring, shower enclosure, wall mounted hand wash basin, WC, heated towel rail, obscure double glazed window to side.

Bedroom Two 10'2" x 9'10" (3.11 x 3.00)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 9'9" x 7'0" (2.98 x 2.15)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Tiled flooring, bath with shower over, wall mounted hand wash basin, WC, heated towel rail, obscure double glazed window to front.

EXTERIOR

Garden

Patio leading to lawn and entertaining space to rear, side access gate.

Garage & Parking

Block pave driveway for two vehicles, leading to garage with up & over door, power connected.

NOTES

We have been advised there is a estate maintenance charge of approximately £422/ annum. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Estate Management Pack.

Area Map

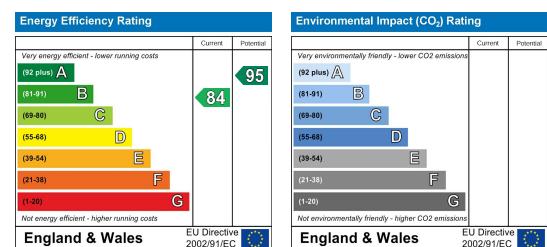


Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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.



Phone: 01376 386555

Email: info@branocsestates.co.uk

Website: www.branocsestates.co.uk

Phoenix House 5 New Street

Braintree

Essex

CM7 1ER

