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20 Crofters Walk, Braintree, Essex, CM77 7GP

Offers in excess of £600,000



- **Detached**
- **Five Bedrooms**
- **Four Bathrooms**
- **Three Reception Rooms**
- **Driveway with Carport**
- **Extra length Garage**
- **Highly Sought after Location**
- **Close to all amenities**
- **Alarm and CCTV Ready**

Stunning Family Home in Prestigious Great Notley Garden Village – A Dream Residence Awaits! Game Estates proudly presents this exceptional family home, nestled in the heart of one of North Essex's most coveted developments: the picturesque Great Notley Garden Village. Just a stone's throw from Braintree, this location is the epitome of desirable living, offering the perfect blend of peace and convenience.

This three-story detached family home is a masterpiece of modern living, boasting five spacious double bedrooms, four luxurious bathrooms, and three elegant reception rooms. Every inch of this home is designed for comfort and style, making it the perfect sanctuary for a growing family ready to start their next chapter.

Don't miss this opportunity to own a home in one of Essex's most sought-after villages – where every day feels like a retreat. This impressive family residence is ready to welcome you home.

Downstairs cloakroom 1.10m x 1.40m (3' 7" x 4' 7")

Conveniently located off the hallway, the downstairs cloakroom is well-appointed with a close-coupled toilet, a sleek hand wash basin with chrome mixer taps, a radiator, and hardwood flooring. A side-aspect window adds a touch of natural light to the space.

Lounge 5.40m x 4.40m (17' 9" x 14' 5")

This expansive and inviting lounge boasts rich hardwood flooring and is bathed in natural light, thanks to the rear bay wall with windows and patio doors that open to the garden. A striking feature log burning fireplace serves as the room's centrepiece, complemented by two radiators that ensure warmth and comfort.

Dining room 3.00m x 3.10m (9' 10" x 10' 2")

The dining room, located at the front of the property, is the ideal setting for large family gatherings or intimate Sunday dinners. It features elegant solid wood flooring, a window overlooking the front aspect, and a radiator, creating a warm and welcoming ambiance.

Kitchen 4.30m x 3.10m (14' 1" x 10' 2")

The kitchen is a chef's dream, featuring a tiled floor and a stunning central island. The classic solid oak cabinetry with contrasting black countertops offers both style and practicality. The kitchen is equipped with a large range gas Hob, with Electric oven, a striking black glass splashback, and a feature extractor fan. A stainless-steel inset sink with a left-hand drainer, chrome mixer taps, and an additional water tap enhance the functionality. The kitchen also includes base units with a built-in dishwasher and water softener, and a spacious freezer cabinet designed to accommodate an American-style fridge freezer.

Utility room 2.19m x 2.30m (7' 2" x 7' 7")

located just off the kitchen with access to the rear garden side aspect window stainless steel sink and space for washing machine and drier.

Study 3.00m x 2.30m (9' 10" x 7' 7")

Situated at the front of the home, this versatile study offers a tranquil workspace or could easily serve as a children's playroom. With solid wood flooring, a front-facing window, and a radiator, it provides both functionality and comfort.

Master bedroom 3.80m x 4.40m (12' 6" x 14' 5")

The master bedroom is a luxurious retreat, located at the rear of the property. This generously-sized double room features a large rear-aspect window, a walk-in wardrobe, and a stylish ensuite, combining elegance and comfort for the perfect restful space.

Master bedroom En suite 1.60m x 1.60m (5' 3" x 5' 3")

The master bedroom En suite has a hotel feel about it with a walk-in shower, vanity unit, hidden cistern toilet, elegant wash basin with floating Chrome mixer taps.

Bedroom 2 4.00m x 3.10m (13' 1" x 10' 2")

Bedroom 2 is a spacious double room located at the front of the property. It features a front-facing window, built-in wardrobes, and a radiator, making it a cozy and practical space.

Bedroom 3 3.70m x 2.34m (12' 2" x 7' 8")

Double bedroom located at the front of the property with the front aspect window currently being used as a cosy TV room on the 1st floor

Bedroom 4 5.10m x 2.30m (16' 9" x 7' 7")

Located on the top floor, Bedroom 4 is a generously-sized double room with a front-aspect window and a radiator, offering privacy and comfort.

Bedroom 5 3.30m x 4.10m (10' 10" x 13' 5")

Located on the top floor with a front aspect window it is a large Double which also benefits from having an En suite

Bedroom 5 En suite

The ensuite in Bedroom 5 is finished with fully tiled flooring and half-tiled walls. It features a walk-in power shower, a close-coupled toilet, a stylish wash basin with chrome mixer taps on a vanity unit, and a radiator.

Family bathroom 2.50m x 2.20m (8' 2" x 7' 3")

The family bathroom is spacious and beautifully finished with fully tiled walls and flooring. It includes a walk-in shower, a bathtub, a pedestal wash basin, a heated towel rail, and a close-coupled toilet, all illuminated by a rear-aspect window.

Garage 10.30m x 2.60m (33' 10" x 8' 6")

The single garage is a double-length tandem garage, currently divided into two sections—one for storage and the other for housing a car, offering ample space for both needs.

Rear garden 8.00m x 12.00m (26' 3" x 39' 4")

The rear garden is an outdoor oasis, perfect for family activities and entertaining. It features a private sunken patio area and a well-maintained lawn. Accessible via the utility room and the lounge's patio doors and side gate, it's a serene space to enjoy all year round.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

EPC Pending

