BRANOCS ESTATES



78 GRANTHAM AVENUE, BRAINTREE CM77

GUIDE PRICE £425,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

** PERFECT LOCATION ** Nestled in the sought-after village of Great Notley, this beautifully presented semi-detached family home on Grantham Avenue offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite complete with an ensuite and a dressing room, this property is ideal for families seeking both space and style.

The heart of the home features an open-plan living area that is bathed in natural light, thanks to a sun-filled atrium that creates a warm and inviting atmosphere. This layout is perfect for entertaining guests or enjoying quality time with family. The property also boasts a downstairs Cloakroom for convenience.

With two bathrooms, including the ensuite, morning routines will be a breeze for the whole family. The garage, which is part converted, offers versatile options for use, whether as additional storage or work from home space.

Parking is a breeze with a private driveway, ensuring convenience for you and your guests. The location is particularly appealing, being close to the Discovery Centre and other local amenities, making it a fantastic choice for







GROUND FLOOR

Entrance Hall

Karndean flooring, radiator, stairs rising to first floor, doors to;

Cloakroom

Hand wash basin, WC, obscure double glazed window to front.

Lounge/Diner 22'11" x 15'3" (7.01 x 4.65)

Kardean flooring, two radiators, under stairs storage cupboard, two sets of patio doors to rear, opening to;

Kitchen 10'2" x 8'5" (3.12 x 2.57)

Kardean flooring, wall & base shaker style units with work surfaces, inset sink, integral eye level oven & combi microwave oven, gas hob with extractor over, integral fridge/ freezer, dishwasher & washing machine, double glazed window to front.

FIRST FLOOR

Landing

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

Bedroom One 12'4" x 9'8" (3.76 x 2.95)

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

Dressing Area 8'2" x 5'4" (2.51 x 1.63)

Carpet flooring, fitted wardrobes, double glazed window to side, radiator.

Ensuite

Shower enclosure, hand wash basin, WC, radiator, obscure double glazed window to front.

Bedroom Two 11'6" x 8'7" (3.51 x 2.62)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 8'7" x 6'2" (2.64 x 1.88)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Bath with shower over, hand wash basin, WC, obscure double glazed window to front.

EXTERIOR

Garden

Paved patio area, raised borders with mature shrubs, westerly aspect, side access gate.

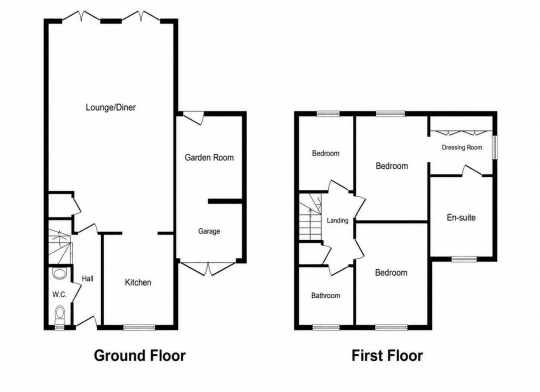
Garage & Garden Room

Garage which is part converted with garden room measuring 8'3" x 8' to the rear. Power & lights connected. Up & over door to front.

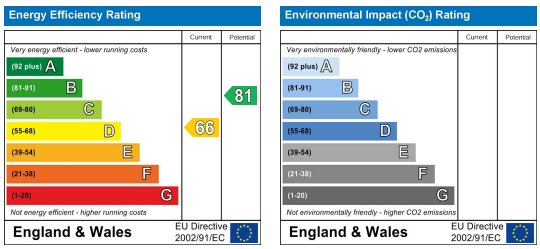
Area Map



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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