



## Brancaster Drive

Braintree, CM77 7JR

Freehold  
Tax Band: F

**Offers In Excess Of £680,000**



Boasting THREE RECEPTION ROOMS and FOUR DOUBLE BEDROOMS - with an EN SUITE and dressing area to the master - is this EXECUTIVE detached family home, ideally located at the end of this highly desirable PRIVATE ROAD. With spacious entrance hallway & cloakroom, STUDY / PLAY ROOM, spacious lounge, DINING / FAMILY ROOM, utility room and an IMPRESSIVE 21' KITCHEN DINER, refitted family bathroom, private driveway parking and DOUBLE GARAGE, and well-appointed rear garden with space to extend (stpp). Located close to local schools/amenities. Contact Hamilton Piers of Great Notley to view!



## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Two double glazed windows to front aspect, stairs to first floor, radiator, understairs storage cupboard, additional coats cupboard, solid oak flooring. Doors to:-

### CLOAKROOM:

Low level w.c, pedestal wash hand basin with tiled splashback, radiator, extractor fan, solid wood flooring.

### DINING / FAMILY ROOM:

13'8" x 8'0" (4.17 x 2.44)

Two double glazed sash windows to front aspect, radiator, solid wood flooring.

### STUDY / PLAY ROOM:

11'8" x 7'1" (3.56 x 2.16)

Two double glazed sash windows to front aspect, radiator, wood effect laminate flooring.

### LOUNGE:

16'9" x 11'8" (5.13 x 3.56)

Feature fireplace with wooden surround and inset gas fire, radiators, French doors leading to the rear patio and garden.

### KITCHEN / BREAKFAST / FAMILY AREA:

21'10" x 17'1" (6.65m x 5.21m)

An impressive sized 'L' shaped kitchen/breakfast room, range of matching base and wall units with granite work surfaces and splashbacks incorporating a undermount sink and drainer with central mixer taps. Built-in double electric oven with electric hob and extractor hood over, integrated fridge/freezer and dishwasher, water softener, radiator, tiled flooring. French doors to rear patio and garden.

### UTILITY ROOM:

7'8" x 5'2" (2.34 x 1.60)

Sink and drainer, matching base and wall units with roll top work surfaces and tiled splashbacks, space for washing machine and tumble dryer, wall mounted boiler, radiator, larder cupboard, tiled flooring. Part glazed door to side.

## FIRST FLOOR ACCOMMODATION:

### GALLERIED LANDING:

Access to part boarded loft with ladder, power and lighting fitted, airing cupboard, radiator.

### MASTER BEDROOM:

13'10" x 11'10" (4.22 x 3.63)

Two double glazed sash windows to front aspect, radiator, opens to:

### DRESSING AREA:

10'4" x 5'1" (3.15 x 1.55)

Double glazed window to rear aspect, range of built-in wardrobes, radiator.

### EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled, double shower cubicle, low level w.c, bidet, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring.

### BEDROOM TWO:

12'5" x 11'6" (3.81 x 3.53)

Double glazed window to rear aspect, built-in wardrobe, radiator.

### BEDROOM THREE:

11'10" x 10'9" (3.63 x 3.28)

Two double glazed sash windows to front aspect, built-in wardrobe, radiator.

### BEDROOM FOUR:

10'9" x 9'8" (3.28 x 2.95)

Double glazed sash window to front aspect, built-in wardrobe, radiator.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, fully tiled, shower cubicle, panelled bath with central mixer taps and shower attachment over, low level w.c, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

The property is positioned at the end of a private driveway with lawn area and hedging to one side and pathway leading to a decorative storm porch. There is also a range of further planting to the side of the property which also provides access to the rear garden.

The rear garden commences from the family room to a paved patio area with stocked borders surrounding the lawn area with an array of flower & shrubs, plus a selection of ornamental trees. There is also an outside tap, power and outside lighting fitted and side access gate.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

The Double Garage has power and lighting fitted with eaves storage with ladder and electric up and over door. There is also driveway parking for further vehicles.

### AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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