BRANOCS ESTATES



60 CHESTNUT AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £800,000

6 Bedrooms | 4 Bathrooms | 4 Receptions

** SUPERIOR FAMILY HOME WITH VERSATILE LIVING SPACE ** Occupying an enviable secluded plot within a private cul-de-sac, this SPACIOUS and superbly presented family home offers an abundance of space for the modern growing family, with SIX bedrooms, FOUR bathrooms, and flowing EXTENDED ground floor living space, with the further benefit of a DOUBLE GARAGE with separate fully fitted GARAGE ROOM which lends itself as a potential ANNEXE or work from home space. Externally the property boats generous frontage with plenty of off street parking space, and a generous landscaped and UN-OVERLOOKED rear garden which offers excellent quiet enjoyment. Only by internal inspection can you truly appreciate the space available and desirable private position on offer, located in the heart of the sought after village of Great Notley, close to fantastic local amenities and schools.

** GUIDE PRICE £800,000 - £850,000 **







Entrance Hall

Stairs rising to first floor, doors to;

Living Room 22'8" x 12'11" (6.93 x 3.95)

Carpet flooring, double glazed bay window to front, two double glazed windows to side, patio doors to rear, feature fireplace.

Study 13'2" x 9'8" (4.03 x 2.95)

Wooden flooring, double glazed bay window to front, feature fireplace, radiator built in desk & storage.

Utility Room

Tiled flooring, built in storage, integrated fridge & freezer, space for washing machine & tumble dryer.

Cloakroom

Tiled flooring, obscure double glazed window to side, WC, hand wash basin with vanity unit, chrome heated towel radiator.

Open Plan Kitchen/ Diner 22'3" x 22'6" > 12'8" (6.80 x 6.87 > 3.88)

Tiled flooring with underfloor heating, base & wall units with central island, five ring gas hob with ceiling extractor, integrated fridge/freezer, oven, microwave combi, dishwasher, wine fridge, inset sink with mixer tap, two radiators, large sky lantern, bifolding doors to garden, double glazed windows to rear, patio doors leading to;

Conservatory 13'3" x 9'4" (4.04 x 2.85)

Tiled flooring with underfloor heating, patio doors to garden.

First Floor

Landing

Carpet flooring, double glazed window to front, doors to;

Master Bedroom 13'6" x 12'11" (4.14 x 3.96)

Carpet flooring, double glazed windows to front & rear, walk in wardrobes, radiator, door to;

Ensuite

Vinyl flooring, shower, enclosure WC, wash hand basin to vanity unit, heated towel rail, obscure double glazed window to rear.

Bedroom Two 13'0" x 10'5" (3.98 x 3.19)

Carpet flooring, walk through wardrobes, double glazed windows to side & rear, radiator, door to;

Ensuite

Shower enclosure, wash hand basin inset to vanity unit, WC, obscure double glazed window to rear.

Bedroom Three 13'3" x 9'8" (4.05 x 2.96)

Carpet flooring, double glazed window to front, built in wardrobe, radiator.

Bedroom Four 10'7" x 9'10" (3.25 x 3.00)

Carpet flooring, double glazed window to side, radiator.

Bathroom

LVT flooring, bath, shower enclosure, wash hand basin, WC, obscure double glazed window to rear.

Second Floor

Landing

Carpet flooring, doors to;

Bedroom Five 13'6" x 12'5" (4.14 x 3.81)

Carpet flooring, vulex windows, eaves storage, radaitor.

Bedroom Six 12'5" x 11'10" (3.80 x 3.61)

Carpet flooring, vulex windows, eaves storage, radiator, door to;

Ensuite

Vinyl flooring, shower, WC, wash hand basin to vanity unit, velux window.

Studio 18'1" x 17'3" (5.53 x 5.28)

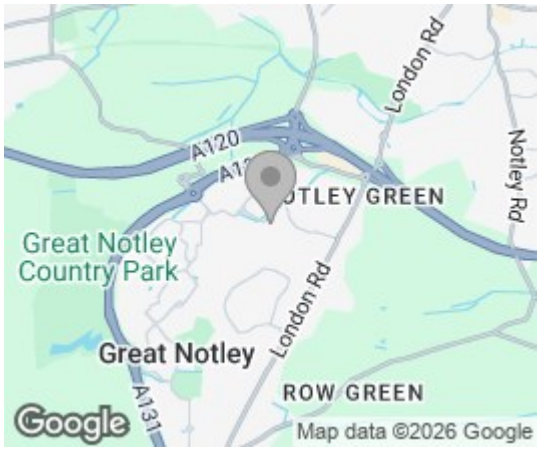
Open plan living area with carpet flooring and double glazed window. Ktchen comprising of base units incorporating breakfast bar, stainless steel sink with mixer tap, laminate flooring.

Shower Room

Shower, WC, wash hand basin to vanity unit.

Exterior

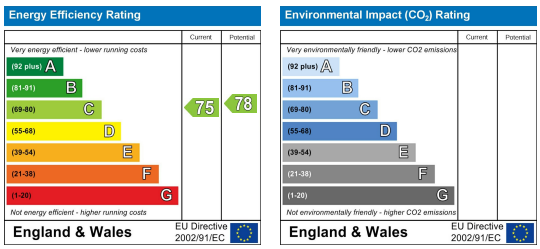
Area Map



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.

Phone: 01376 386555

Email: info@branocsestates.co.uk

Website: www.branocsestates.co.uk

Phoenix House 5 New Street

Braintree

Essex

CM7 1ER