BRANOCS ESTATES



2 OSMOND CLOSE, BRAINTREE CM77

GUIDE PRICE £450,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

** GREAT FAMILY HOME ** Situated within the sought after village of Black Notley, offering convenient access to the A120 and with links to the A12 via the nearby town of Witham, this well presented and overly spacious family home offers room to grow. Offering FOUR spacious bedrooms, with EN-SUITE to the Master Bedroom, and a good sized family bathroom, the ground floor comes with a 21' LIVING ROOM, separate DINING ROOM/PLAYROOM, and a modern KITCHEN/BREAKFAST ROOM as well as Cloakroom. Benefitting from a double CAR PORT with roller electric doors, offering enclosed parking for two vehicles, as well as a low maintenance rear garden, early viewing is advised in order to appreciate the accommodation on offer.







Entrance Hall
Amtico flooring. Stairs rising to First Floor. Ceiling spotlights.

Cloakroom
Consisting of a low level WC and a pedestal wash hand basin. Amtico flooring

Living Room
3.53m x 6.63m (11' 7" x 21' 9") Laminate flooring. Windows to side & rear and further French doors leading to the rear garden. Two radiators. Feature gas fireplace with marble effect surround.

Dining Room
3.28m x 4.50m (10' 9" x 14' 9") Laminate flooring. Windows to front and side. Radiator.

Kitchen/Breakfast Room
4.75m x 4.52m > 2.51m (15' 7" x 14' 10" > 8' 3") Comprising of a range of matching wall and base level units with granite worktops and matching upstands. Integral fridge/freezer. Space for washing machine and dishwasher. Rangemaster with five ring gas hob and extractor over to remain. One and a quarter bowl sink unit with mixer tap & drainer inset to worktop. Tiled flooring. Windows to front & rear and further French doors leading to the rear garden. Ceiling spotlights and pelmet lighting. Tiled splashbacks.

FIRST FLOOR

Landing
Carpet flooring. Windows to side & rear. Radiator. Loft access hatch. Airing cupboard housing water cylinder and an additional storage cupboard.

Bedroom One
3.15m x 4.52m (10' 4" x 14' 10") Newly laid carpet flooring. Windows to front & side. Radiator.

En-Suite
Consisting of a shower cubicle, a low level WC and a wash hand basin inset to vanity unit. Obscure glazed window to front. Chrome heated towel rail. Ceiling spotlights. Tiled splashbacks.

Bedroom Two
2.82m x 4.52m (9' 3" x 14' 10") Carpet flooring. Windows to front & rear. Radiator.

Bedroom Three
3.05m x 3.53m (10' 0" x 11' 7") Carpet flooring. Windows to side. Radiator.

Bedroom Four
1.98m x 3.76m (6' 6" x 12' 4") Carpet flooring. Window to side. Radiator.

Family Bathroom
A re-fitted suite with walk in shower enclosure, WC and hand wash basin inset to vanity unit, heated towel radiator, fully tiled, obscure window to front aspect.

EXTERIOR

Front
Paved pathway to front door

Carport
Under cover carport parking for two vehicles.

Rear of Property
The rear garden is extremely low maintenance with the majority being paved with artificial lawn. Enclosed by panel fencing. Door to carport.

Area Map

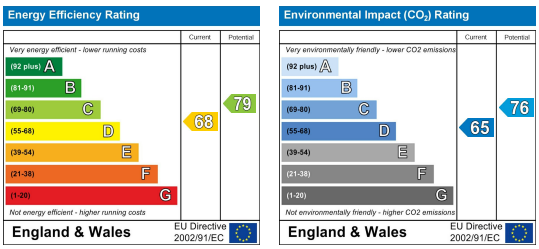


Floor Plans



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.

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