BRANOCS ESTATES

5 CLAYTON CLOSE, BRAINTREE CM77

GUIDE PRICE £525,000

4 Bedrooms | 2 Bathrooms | 1 Receptions

** TRUE FAMILY HOME IN A SOUGHT AFTER VILLAGE ** Welcome to this splendid four-bedroom property located within a private turning upon Clayton Close, in the charming village of Cressing, Braintree. Constructed by the esteemed developers Countryside, this home boasts a superb finish throughout, ensuring a modern and comfortable living experience.

As you step inside, you will be greeted by spacious interiors that are designed to cater to the needs of family life. The generous rear garden is a delightful feature, providing ample space for children to play and for family gatherings, making it an ideal outdoor retreat.

Situated in a sought-after village location, this property is conveniently within walking distance of the local station, offering excellent transport links for commuters. The surrounding area is known for its community spirit and picturesque scenery, making it a wonderful place to call home.

Additionally, the property comes with an NHBC Warranty, providing peace of mind for future homeowners. This is a rare opportunity to acquire a beautifully finished home in a desirable location, perfect for families or those seeking a tranquil lifestyle. Do not miss the chance to view this exceptional property.

GROUND FLOOR

Entrance Hall

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

Cloakroom

LVT flooring, pedestal hand wash basin, WC, radiator, obscure double glazed window to front.

Living Room 16'4" x 13'4" (4.98 x 4.07)

Carpet flooring, radiator, double glazed window to front.

Kitchen/ Diner 21'7" x 14'7" (6.58 x 4.45)

LVT flooring, double glazed window and french doors to rear aspect, range of wall & base units with return breakfast bar, inset one & a half stainless steel sink. Integrated fridge/ freezer, double AEG oven, five ring gas hob with extractor over, integral dishwasher, under stairs storage. Dining area wthe bespoke media wall & fitted storage.

FIRST FLOOR

Landing

Carpet flooring, radiator, loft access, doors to;

Master Bedroom 12'7" x 10'5" (3.86 x 3.19)

Carpet flooring, double glazed window to front aspect, radiator, door to;

Ensuite

Walk in double shower enclosure, pedestal hand wash basin, WC, obscure window to side aspect, chrome heated towel radiator.

Bedroom Two 11'6" x 10'6" (3.51 x 3.21)

Carpet flooring, radiator, double glazed window to rear aspect

Bedroom Three 11'8" x 10'9" (3.56 x 3.30)

Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Four 10'2" x 8'7" (3.12 x 2.63)

Carpet flooring, double glazed window to rear aspect, radiator.

Family Bathroom

Bath with shower over, hand wash basin inset to vanity unit, WC, chrome heated towel radiator, obscure double glazed window to side aspect, LVT tiled flooring.

EXTERIOR

Front Of Property

Garden laid to lawn with border hedgerow, path to front entrance door, driveway to side leading to garage. Gate to rear garden.

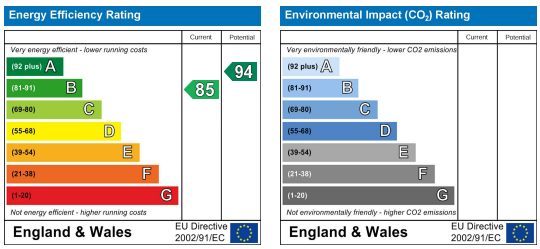
Garden

Paved patio with further paved seating area.

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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