BRANOCS ESTATES



19 DAPHNE CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

** SIMPLY STUNNING ** Situated within the heart of Great Notley Village, this beautifully presented FOUR bedroom DETACHED family home occupies a sought-after CUL-DE-SAC location and offers spacious, versatile accommodation throughout, making it a highly desirable family home.

Internally, the property boasts THREE RECEPTION ROOMS, alongside a HIGH SPECIFICATION kitchen and a convenient cloakroom, perfectly designed for modern family living. Upstairs, there are FOUR well-proportioned bedrooms, with an EN-SUITE to the master bedroom, in addition to a stylish family bathroom.

Externally, the property enjoys a SPACIOUS REAR GARDEN, as well as a driveway to the front and a SINGLE GARAGE with power and lighting, completing this superb home.

Early viewing is highly recommended to avoid disappointment.







GROUND FLOOR

Entrance Hall
LVT flooring, radiator, built in storage cupboard, stairs rising to first floor, doors leading to:

Cloakroom
Laminate flooring, low level WC, hand wash basin set within a vanity unit, radiator, obscure window to side aspect.

Living Room 16'0" x 11'3" (4.89 x 3.45)
LVT flooring, feature fireplace, double glazed bay window to front aspect, radiator, double doors opening to:

Dining Room 11'1" x 8'4" (3.38 x 2.55)
LVT flooring, radiator, door to kitchen, open access to:

Family/Playroom 8'9" x 8'3" (2.67 x 2.53)
LVT flooring, uPVC windows and door leading to rear garden.

Kitchen 12'8" x 11'1" (3.87 x 3.38)
Fitted with a range of shaker-style wall and base units with edged work surfaces, integrated appliances including double over, dishwasher, fridge/freezer, and extractor hood, butler style sink with brushed brass mixer tap, under counter lighting, LVT flooring, double glazed window to rear aspect, door providing access to integral garage.

Utility Room
Internal door leading to Garage, base level units with storage cupboard. Space for washing machine and tumble dryer.

FIRST FLOOR

Landing
Carpet flooring, double glazed window to side aspect, storage cupboard, doors leading to:

Bedroom One 11'11" x 10'7" (3.65 x 3.24)
Carpet flooring, radiator, double glazed window to front aspect, door to:

En-Suite
Fitted with a shower enclosure, low level WC and hand wash basin within a vanity unit, radiator, obscure window to side aspect,

Bedroom Two 11'5" x 10'6" (3.48 x 3.22)
Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Three 11'3" x 7'10" (3.43 x 2.41)
Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Four 9'2" x 7'2" (2.81 x 2.20)
Carpet flooring, radiator, obscure double glazed window to front aspect.

Bathroom
Suite comprising of bath with shower over, low level WC and hand wash basin set within a vanity unit, chrome heated towel radiator, obscure window to side aspect.

OUTSIDE

Front of Property
Paved frontage with pathway leading to front entrance, driveway to side providing off-road parking and access to the single garage.

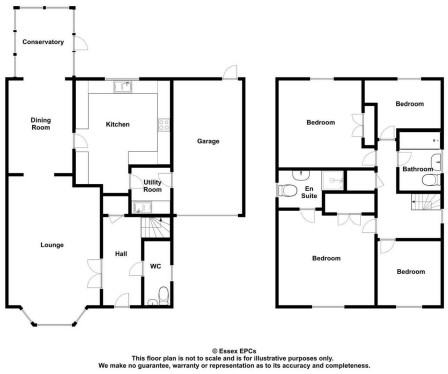
Rear of Property
Sandstone patio area leading to a mainly laid-to-lawn garden with established boarders and side access gate.

Garage
Single garage with electric roller garage door, light and power. Offers potential for conversion (subject to necessary consents).

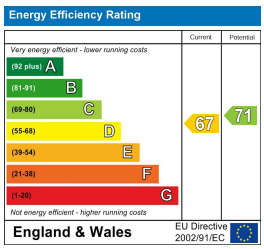
Area Map

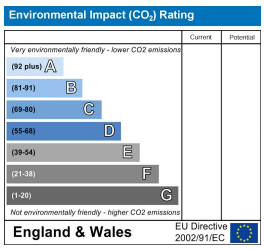


Floor Plans



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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