BRANOCS ESTATES



2 CRAB APPLE DRIVE, BRAINTREE CM77

GUIDE PRICE £675,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

** COMPLETE ONWARD CHAIN ** Constructed by reputable house builders Crest Nicholson, this STUNNING family home epitomises every modern living desire, with spacious and flowing internal living space, with bi-fold doors opening to the landscaped rear garden, which offers an enviable 17' x 10' GARDEN ROOM with underfloor heating, ideal for those working for home or simply as an additional space for quiet enjoyment. Fully upgraded by the present vendors throughout included an ORANGERY extension with roof lantern, new bespoke Kitchen suite, with the benefits of a STUDY and UTILITY ROOM, as well as a DOUBLE GARAGE and Driveway easily accommodating four vehicles. Located upon the sought after Notley Grange development, on the edge of the renowned Great Notley Garden Village with its array of onsite amenities, early viewing is highly recommended in order to truly appreciate the superior finish on offer.







GROUND FLOOR

Entrance Hall

Amtico flooring, stairs raising to first floor, radiator, doors to;

Cloakroom

Amtico flooring, wall mounted hand wash basin, WC, radiator.

Study

Amtico flooring, double glazed bay window to front & further double glazed window to side, radiator,

Open Plan Accommodation Comprising Of;

Kitchen 20'4" x 11'11" (6.20 x 3.64)

Amtico flooring, bespoke handmade kitchen with shaker style base & wall units, large central island, quartz worktops, integral double over & warming drawer, induction hob with extractor over, butler sink, Quooker boiling tap, integrated wine cooler, space for American fridge/ freezer.

Dining Area 18'8" x 8'6" (5.69 x 2.61)

Amtico flooring with under floor heating, bi-fold doors to rear, roof lantern, air conditioning unit.

Living Room 17'3" x 12'2" (5.26 x 3.72)

Amtico flooring, double glazed bay window to front, radiator.

Utility Room

Amtico flooring, bespoke handmade wall & base shaker style units with quartz worktops, spaces for appliances, double glazed window to side, patio door to rear.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to rear, airing cupboard, doors to;

Bedroom One 13'1 x 12'8 (3.99m x 3.86m)

Carpet flooring, double glazed window to front, radiator, fitted wardrobes, air conditioning unit, doors to;

Ensuite

Shower enclosure, wall mounted hand wash basin, WC, chrome heated towel rail, obscure double glazed window to front.

Bedroom Two 11'10 x 10'8 (3.61m x 3.25m)

Carpet flooring, two double glazed windows to side aspects, radiator.

Bedroom Three 12'3 x 8'6 (3.73m x 2.59m)

Carpet flooring, double glazed window to front, radaitor.

Bedroom Four 8'9 x 7'0 (2.67m x 2.13m)

Carpet flooring, double glazed window to rear, radiator.

Bathroom

Amtico flooring, bath with hair attachment, shower enclosure wall mounted hand wash basin, WC, chrome heated towel rail, obscure double glazed window to side.

EXTERIOR

Outbuilding 17'2" x 10'5" (5.24 x 3.20)

Wood effect laminate flooring with underfloor heating, vaulted ceiling with exposed beam, bi-fold doors to front, air conditioning unit. power & lights connected.

Garden

Walled rear garden commencing with paved patio area, remainder laid to lawn with well established borders consisting of shrubs & flowers, side access gate, personnel door to Garage.

Double Garage & Driveway

Large double garage, power & lights connected, generous block paved driveway with parking for four vehicles.

Front Of Property

Wrought iron fencing with well established shrubs, path to front entrance.

NOTES

We have been advised there is a estate maintenance charge of approximately £422/ annum. Intending purchasers are are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Estate Management Pack.

Area Map

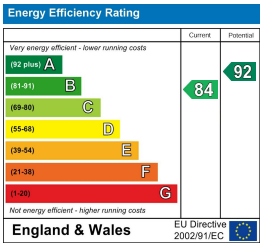


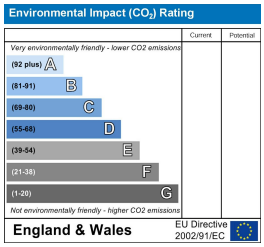
Floor Plans



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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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