BRANOCS ESTATES



LITTLE OAK ENNERDALE AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £425,000

3 Bedrooms | 1 Bathrooms | 1 Receptions

** STUNNING DETACHED HOME UPON A SOUGHT AFTER DEVELOPMENT ** Situated within the highly favoured WHITE COURT development, within walking distance of all of Great Notley's village amenities, this beautifully finished THREE bedroom DETACHED home is of modern construction, offered in the superb order throughout. Offering a great sized rear garden, internally the property offers many personal touches instilled by the original family owned developer, with recessed downlighting throughout, hand crafted storage options, and detailed panelling, making this a stunning home within a highly respected location. With off street parking for at least three vehicles, and a beautiful Kitchen/Dining area, with hand crafter solid oak kitchen with bi-folding doors opening to the rear garden, you simply have to view this property in order to appreciate the standard of finish on offer. The good sized rear garden further offers a detached and fully insulated outbuilding with power connected, ideal as an annexe or work from home space.

** GUIDE PRICE £425,000 - £450,000 **







GROUND FLOOR

Entrance Hall

Tiled flooring with underfloor heating, hand crafted storage cupboard, doors to lounge, kitchen & cloakroom, stairs leading to first floor, window to front.

Living Room 13'3" x 10'0" (4.05 x 3.07)

Herringbone flooring with underfloor heating, window to front & side, recessed downlights, TV point.

Kitchen/Diner 17'7" x 10'11" (5.37 x 3.33)

Tiled flooring with underfloor heating, bi-fold doors to rear garden, window to side aspect, recessed downlights throughout. Handmade oak wall & base units with quartz work surfaces, butler sink with boiling hot water mixer tap, integral double over with 4 ring induction hob with extractor over, space for fridge freezer & washing machine and tumble dryer. Opening to Dining area with fitted seating area.

Cloakroom

WC, hand wash basin, obscure window to rear

FIRST FLOOR

Master Bedroom 11'5" x 10'11" (3.50 x 3.34)

Carpet flooring, full length fitted wardrobes, double glazed window to rear, TV point, radiator, recessed downlights.

Bedroom Two 10'2" x 8'6" (3.10 x 2.60)

Carpet flooring, radiator, fitted cupboard, double glazed window to front aspect.

Bedroom Three 6'11" x 6'3" (2.13 x 1.92)

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

Bathroom

Four piece suite comprising of shower enclosure, panelled bath with hand crafted shelving unit, low level WC, "his & hers" hand wash basin inset to vanity unit.

EXTERIOR

Front

Block paved driveway parking for 3 vehicles, side gate leading to rear garden.

Rear Garden

Commencing with a paved patio area with fitted Pergola, opening to garden laid mainly to lawn with enclosed panelled fencing.

Summerhouse

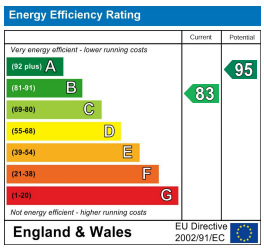
Good sized Outbuilding including partition creating two separate work spaces, with power and lighting connected.

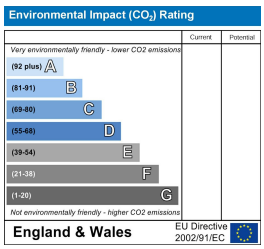
Area Map



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