



8 CROFTERS WALK, BRAINTREE CM77

GUIDE PRICE £400,000

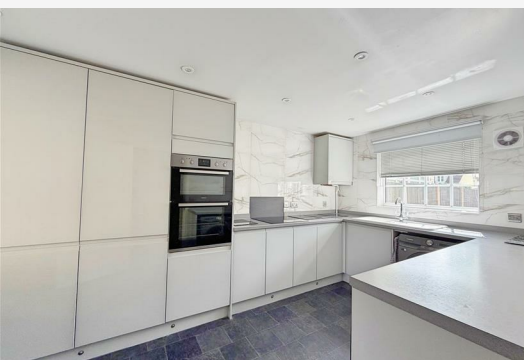
3 Bedrooms | 2 Bathrooms | 2 Receptions

**** GUIDE PRICE £400,000 - £415,000 **** Nestled in the desirable area of Crofters Walk, on the edge of the sought after Great Nottley Garden Village, this stunning semi-detached house offers a perfect blend of space, comfort, and modern living. With three well-proportioned bedrooms and two stylish bathrooms, this property is ideal for families or those seeking extra room to grow.

Upon entering, you will be greeted by EXTENDED internal living space with two reception rooms, providing ample space for relaxation and entertaining. The home has been thoughtfully extended, ensuring that every corner is utilised to its fullest potential. The beautifully finished interiors create a warm and welcoming atmosphere, making it easy to envision yourself living here.

One of the standout features of this property is the larger than average rear garden, which offers a private outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, the excellent off-street parking facilities can accommodate up to five vehicles, a rare find in such a sought-after development.

This home is not only a fantastic living space but also a wonderful opportunity to enjoy the vibrant community of Braintree. With its convenient location and impressive features, this property is sure to attract considerable interest. Do not miss the chance to make this beautiful house your new home.



GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to;

Kitchen/Diner 15’4” x 8’5” (4.69 x 2.57)

Freestanding fridge-freezer space, space for washing machine and tumble dryer. Integral double oven, induction hob, matching wall and base level high gloss units , feature plinth lighting, windows to front and rear aspect

Cloakroom

WC and hand wash basin

Living Room 15’5” x 11’0” (4.71 x 3.36)

Under stair storage cupboard, carpet flooring, double glazed window to front aspect, opening to;

Family Room 14’1” x 8’6” (4.30 x 2.61)

French doors and window to rear aspect

FIRST FLOOR

Bedroom One 12’5” x 9’8” (3.81 x 2.95)

Fitted wardrobe, window to rear aspect, door to;

En-Suite

Shower and hand wash basin, obscure window to front aspect

Bedroom Two 8’7” x 8’6”>5’9” (2.63 x 2.61>1.76)

Fitted wardrobe, window to rear aspect

Bedroom Three 10’9” x 6’6” (3.28 x 2.00)

Window to front aspect

Family Bathroom

Bath, WC, hand wash basin, obscure window to front aspect

EXTERIOR

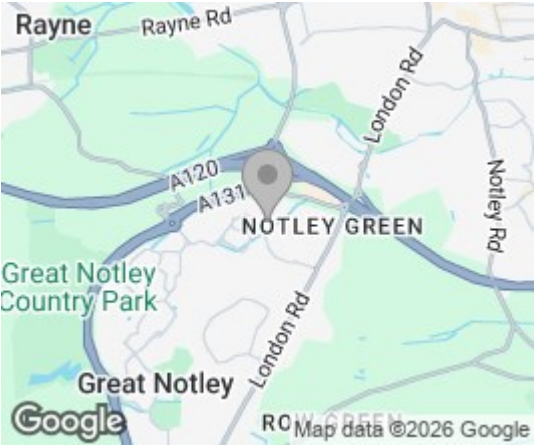
Front

Wrought iron railings with path to front entrance door, leading to Garage en-bloc to side with driveway parking available to front. Double Gates opening to additional driveway parking area for min 3 vehicles.

Rear Garden

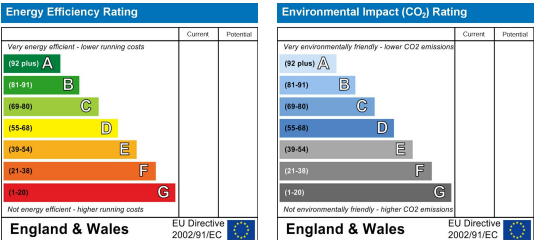
Paved patio area, opening to larger than average garden laid to lawn

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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