



## 5 DENTON CRESCENT, BRAINTREE CM77

GUIDE PRICE £425,000

### 4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated upon a highly favourable development within the village of Black Notley, this SUPERBLY PRESENTED family home enjoys flowing living space, with an OPEN PLAN Kitchen/Diner, duel aspect Living Room, and generous bedroom proportions with TWO EN-SUITE BATHROOMS in addition to the Family Bathroom. The Master Bedroom suite offers a separate Dressing Room, whilst externally there is a GARAGE located to the rear of the property, together with private driveway parking, and a low maintenance garden that is perfect for the upcoming Summer evenings. The village of Black Notley is renowned for its local amenities, good transport links, and array of nearby schooling options, whilst being within short distance of Crossing Station with hourly trains to London Liverpool Street. Early viewing is highly recommended in order to avoid disappointment.



## GROUND FLOOR

### Entrance Hall

Laminate flooring, stairs rising to the first floor, understairs storage cupboard, radiator, doors leading to;

### Cloakroom

Part tiled walls, WC, pedestal hand wash basin, radiator

### Living Room 22'2" x 10'7" (6.76 x 3.25)

Carpet flooring, double-glazed bay window to the front aspect, gas fireplace, two radiators, patio doors opening to the rear garden

### Kitchen/Diner 21'5" x 14'8" > 8'1" (6.53 x 4.49 > 2.48)

Laminate flooring, double-glazed bay window to the front aspect, additional double-glazed window and door to the rear garden. Fitted with a matching range of wall and base units with roll-edge work surfaces, inset stainless steel sink, tiled splashbacks, integrated double oven, dishwasher and washing machine, space for an American-style fridge/freezer, and wall-mounted gas-fired boiler.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, airing cupboard, radiator, doors leading to;

### Bedroom One 10'11" x 10'8" (3.33 x 3.27)

Carpet flooring, double-glazed window to the front aspect, radiator, opening to;

### Dressing Room 6'7" x 6'3" (2.02 x 1.91)

Carpet flooring, double glazed window to the rear aspect, two fitted wardrobes, radiator, door leading to;

### En-Suite

Walk in double shower enclosure, tiled flooring, chrome heated towel radiator, WC, hand wash basin inset to vanity unit, shaving point

### Bedroom Two 13'8" x 9'3" (4.17 x 2.82)

Carpet flooring, radiator, 2 x Double glazed windows to front aspect, door to;

### En-Suite

Shower enclosure, WC & Hand wash basin inset to vanity unit, tiled flooring, radiator

### Bedroom Three 8'2" x 9'10" (2.50 x 3.01)

Carpet flooring, radiator, window to rear aspect

### Bedroom Four 10'6" x 10'2" > 7'0" (3.22 x 3.11 > 2.14)

Double glazed window to rear aspect, radiator, carpet flooring

### Family Bathroom

Obscure window to rear aspect, WC, hand wash basin, bath, chrome heated towel radiator

## EXTERIOR

### Front

Path to front entrance

### Rear Garden

Commencing with a raised decking area, leading to lower garden with low maintenance patio area, outbuilding to remain, gate to rear parking area.

### Garage & Parking

Single en-bloc Garage with up and over door to front, driveway with parking for at least two vehicles.

## Area Map

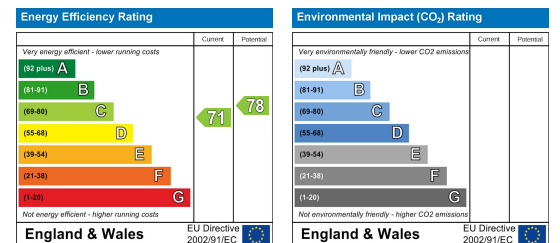


## Floor Plans



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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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM1 1ER

