



Wainwright Avenue, Great Notley, Braintree

Guide Price £550,000



- Well presented family home found in sought after Great Notley Garden Village
- Conveniently situated for A120/M11 road links
- Lovely size lounge, separate dining room/hair salon, open plan office, kitchen, ground floor wc and utility room
- Four well proportioned bedrooms, en-suite to main bedroom and family four piece bathroom
- Moments drive into Braintree Town Centre and railway station
- Accessible to popular schools and local amenities
- Low maintenance rear garden
- Garage not suitable for vehicle use, currently being used as Gym/office
- Driveway parking leads into garden



GUIDE PRICE £550,000 - £600,000

Well presented family home found in Great Notley Garden Village, this beautifully presented detached house on Wainwright Avenue is a true gem. Boasting impressive entrance hall, ground floor cloakroom, lovely size lounge, separate dining room/hair salon with open plan office, kitchen and utility room. Four bedrooms, en-suite shower room and family bathroom found on the second floor.

Upstairs, you'll find four generously sized bedrooms, including an en-suite in the master bedroom and a family bathroom for added convenience. The layout is perfect for those seeking both privacy and togetherness under one roof.

Outside, the property boasts a nice-sized rear garden, providing a peaceful retreat and direct access to driveway parking. The former garage has been converted into a gym/office, offering flexibility for those who work from home or enjoy staying active without leaving the house.

Conveniently located near the A120/M11 road links, this home offers easy access to transportation routes, as well as being close to local amenities and well-regarded schools, making it an ideal choice for families.

Don't miss the opportunity to make this well-maintained family home your own and enjoy the comfort and convenience it has to offer in this sought-after village setting.

Impressive entrance hall commences with stairs leading to first floor accommodation, spacious understairs storage cupboard. Tiled flooring. Smooth to coved ceiling.

Lounge 17'3 x 12'1 gives access to rear garden via French double glazed doors. Wooden style flooring. Smooth to coved ceiling.

Dining room is currently being used as a home hair salon 16'4 x 9'5 dual aspect double glazed windows. Wooden style flooring.

Open plan office 8'5 x 8'2 double glazed window. Continuation of wooden style flooring.

Kitchen 13'7 x 10'8 double glazed window to side. French double glazed doors to garden. Range of wall and base mounted units with matching storage drawers. Granite work surfaces with matching upstands, housing inset sink with swan neck mixer tap. Encased oven, hob and extractor hood to remain. Matching centre island/breakfast bar seating. Highly polished tiled flooring. Smooth ceiling with spot lighting.

Utility room 6'5 x 6'5 also gives external access. Matching wall and base mounted units. Granite work surfaces housing circular sink. Space for appliances. Continuation of tiled flooring. Access is given to ground floor cloakroom/WC.

First floor landing is home to four well proportioned bedrooms, en-suite shower room and four piece bathroom. Spacious airing cupboard.

Bedroom one 18'3 x 13'4 dual aspect double glazed windows. Fitted wardrobes.

En-suite comprises, shower, wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Bedroom two 10'4 x 9'8 double glazed window to front. Fitted wardrobes.

Bedroom three 10'1 x 9'8 dual aspect double glazed windows.

Bedroom four 12'4 x 7'2 double glazed window to rear.

Bathroom comprises panel bath, shower, wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a low maintenance predominately shingled rear garden. Patio and decked seating areas. Access to driveway parking.

Council Tax Band: F

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



