



## Quilberry Drive

Great Notley, Braintree, CM77 7GG

**Asking Price £675,000**

Freehold  
Tax Band:



Boasting a stunning 24' OPEN PLAN kitchen/family room, TWO EN-SUITES plus recently fitted family bathroom and ELECTRIC GATED PARKING with driveway for several vehicles is this IMMACULATE five bedroom EXTENDED & detached family home. Benefiting from an OUTSIDE OFFICE/GYM, an UNOVERLOOKED rear garden with additional CABIN/OUTBUILDING and the added bonus of PLANNING PERMISSION for a double-storey extension\*. Set in a quiet CUL-DE-SAC location within the highly regarded Great Notley Garden Village & located just a short walk to all shops/amenities & popular schools. Contact Hamilton Piers, Great Notley's local property experts, to view!





# Quilberry Drive, Great Notley, Braintree, CM77 7GG

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard and additional storage/cloak cupboard, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth ceiling.

### LOUNGE:

16'54 x 11'64 (4.88m x 3.35m)

Double glazed bay window to front aspect, central log burning fireplace with marble hearth, two radiators, carpeted flooring and smooth coved ceiling.

### KITCHEN / DINER:

19'22 x (5.79m x )

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, triple built-in ovens with built-in coffee machine, five ring gas hob with extractor hood over, integrated tall fridge, tall freezer, dishwasher and washing machine, floating island with power and further storage base units, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Opening in L-Shape to orangery.

### ORANGERY:

Brick built with double glazed windows to side and rear aspects, radiator, tiled flooring and vaulted glass lantern roof. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Opaque double glazed window to side aspect, stairs to second floor, under stairs storage cupboard, airing cupboard (housing newly fitted Megaflor system), carpeted flooring and smooth coved ceiling.

### BEDROOM THREE:

12'03 x 11'69 (3.73m x 3.35m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

### JACK & JILL EN-SUITE:

'Jack and Jill' en-suite shower room shared with bedroom four, opaque double glazed window to side aspect, fully tiled and enclosed double shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM FOUR:

11'39 x 10'67 (3.35m x 3.05m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM FIVE:

8'07 x 7'99 (2.62m x 2.13m)

Double glazed window to rear aspect, radiator, laminate flooring and smooth coved ceiling.

## FAMILY BATHROOM:

Opaque double glazed window to front aspect, P-Shaped panelled bath with central mixer tap and dual shower over, inset WC, vanity wash hand basin, extractor fan, heated towel rail, fitted storage and vanity units, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Velux window to side aspect, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

14'47 x 10'01 (4.27m x 3.07m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

### EN-SUITE:

Velux window to side aspect, fully tiled and enclosed corner shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

14'49 x 11'46 (4.27m x 3.35m)

Velux windows to each side aspect, radiator, carpeted flooring and smooth vaulted ceiling.

## EXTERIOR:

### REAR GARDEN:

Landscaped rear garden comprising patio area, artificial lawn with shrub borders, gated access to front and access to converted garage.

### OUTBUILDING / CABIN:

Timber structure with felt roof, fully fitted with power and lighting and sectioned into two rooms: The main room is served for multi-purpose use, measuring 11'06 x 9'15 with fireplace, wall-mounted TV and fitted seating, radiator and smooth ceiling with sunken spotlights. Ideal as an office, workshop, games room or gym/studio. The second room is currently used as storage space.

### GARAGE, DRIVEWAY & PARKING:

Single garage which has been part-converted: Comprising up and over door to front with storage space, remainder has been converted into a multi-functional room measuring 18'81 x 9'41 with power, lighting and heating with double glazed window to rear aspect. Can be fully reinstated to original garage if required\*.

Parking in front of garage for two vehicles with electric gated parking area to other side aspect, giving parking space for several additional vehicles.

## AGENTS NOTES:

Planning permission (now expired but re-submittable) was previously granted for a double storey extension to the side elevation of the property. Architectural drawings and plans are available upon request.

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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