



Long Meadow

Freehold
Tax Band: F

Great Notley, Braintree, CM77 7WD

Guide Price £500,000



COMPETITIVELY PRICED TO SELL with NO ONWARD CHAIN is this well presented and spacious FIVE BEDROOM, TWO EN-SUITE detached home, located in a quiet cul-de-sac location in Great Notley. Arranged over three floors, this property offers entrance hall & cloakroom, 15' lounge, DINING / PLAY ROOM and a 22' KITCHEN BREAKFAST ROOM, utility room, plus garage, private driveway, and private rear garden. Contact Hamilton Piers to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, tiled flooring.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring.

LOUNGE:

15'31 x 11'85 (4.57m x 3.35m)

Double glazed window to rear aspect, gas fire with wooden mantelpiece and marble hearth, radiator, solid oak flooring. Patio door onto rear garden.

DINING / PLAY ROOM:

11'79 x 8'86 (3.35m x 2.44m)

Double glazed windows to front and side aspects, radiator, solid oak flooring.

KITCHEN/BREAKFAST ROOM:

21'22 x 8'00 (6.40m x 2.44m)

Double glazed window to front aspect and two double glazed windows to side aspect, a series of matching base and wall units, Granite work surfaces incorporating single ceramic sink with central mixer tap and water softener, built-in Neff oven, Neff five-ring gas hob with extractor over, space for American fridge/freezer, dishwasher and wine cooler, radiator, tiled flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:

Base units incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Door to side garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, stairs to second floor, airing cupboard, carpeted flooring.

BEDROOM TWO:

11'18 x 10'32 plus door recess (3.35m x 3.05m plus door recess)

Double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE TO BEDROOM TWO:

Opaque double glazed window to rear aspect, enclosed fully tiled single shower, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring.

BEDROOM THREE:

12'09 x 8'05 (3.89m x 2.57m)

Double glazed window to side aspect, radiator, solid oak flooring.

BEDROOM FOUR:

11'56 x 8'88 (3.35m x 2.44m)

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FIVE:

8'77 max x 8'06 (2.44m max x 2.59m)

Double glazed windows to front and side aspects, radiator, laminate flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, tiled flooring.

SECOND FLOOR ACCOMMODATION:

SECOND FLOOR LANDING:

Double glazed window to front aspect, traditional conditioned wooden flooring.

MASTER BEDROOM:

22'39 x 12'44 (6.71m x 3.66m)

Three double glazed windows to rear aspect, loft access, eaves storage cupboards, two radiators, traditional conditioned wooden flooring, smooth vaulted ceiling with sunken spotlights.

EN-SUITE TO MASTER BEDROOM:

Enclosed fully tiled dual shower with rainfall overhead, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, storage cupboard, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Fenced rear garden commencing with patio area to immediate rear, remainder laid to lawn with mature shrub borders and decorative stone areas plus hot tub. Side garden giving access to garage and gate.

FRONT GARDEN:

Block paving to frontage adjoining driveway, pathway to front door, remainder laid to lawn with mature tree and shrubs.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up and over door, power and lighting with loft storage. Driveway parking for three vehicles.

AGENTS NOTES:

Council Tax Band: F

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



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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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