



Regency Close

Great Notley, Braintree, CM77 7QH

Guide Price £575,000

Freehold
Tax Band:



Boasting an UNOVERLOOKED & generously sized SOUTH-FACING rear garden, an impressive 28' kitchen/diner plus spacious lounge & SNUG/PLAYROOM is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from an external HOME OFFICE/GYM with ANNEX POTENTIAL* and offering a garage, carport and parking for 3-4 vehicles. RECENTLY BUILT & still under warranty, also offering an EN-SUITE to master, d/stairs cloakroom. Ideally positioned within a PRIVATE CUL-DE-SAC setting off London Road, within walking distance of all local shops/amenities & popular schools. Easy access to Braintree Town Centre & Station (2.3 miles), A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, custom fitted under stairs storage units, radiator, Amtico flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring and smooth coved ceiling with sunken spotlights.

LOUNGE:

15'11 x 13'10 (4.85m x 4.22m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling. Double doors into dining area.

PLAYROOM / UTILITY & LAUNDRY ROOM:

8'02 x 6'03 (2.49m x 1.91m)

Double glazed window to front aspect, radiator, tiled flooring and smooth coved ceiling. (Potential for laundry/utility room with plumbing in place for appliances).

KITCHEN / DINER:

28'00 x 8'08 (8.53m x 2.64m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces in solid oak incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, breakfast bar, wall-mounted boiler (in cupboard), walk-in storage/utility cupboard, tiled flooring and smooth coved ceiling with sunken spotlights. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

14'06 x 10'04 (4.42m x 3.15m)

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

EN-SUITE:

Velux window to front aspect, enclosed double shower unit, inset WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

12'08 x 10'05 (3.86m x 3.18m)

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

BEDROOM THREE:

10'04 x 8'03 (3.15m x 2.51m)

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

BEDROOM FOUR:

10'02 x 7'03 (3.10m x 2.21m)

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

FAMILY BATHROOM:

Velux window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized fenced rear garden comprising large patio area extending across property rear with remainder mainly laid to lawn, shrub borders set behind railway sleepers, gated access to driveway and garage.

HOME OFFICE / GYM:

12'10 x 11'09 (3.91m x 3.58m)

Adjoining carport and garage with entry via secure composite front door, skylight, loft access, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

GARAGE, DRIVEWAY & PARKING:

Detached single garage fitted with power, lighting and up & over door. Adjoining carport with additional driveway parking for a further 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: E

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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