



## Audley Close

Freehold  
Tax Band: E

Great Notley, Braintree, CM77 7ZU

**Guide Price £450,000**



Boasting NO ONWARD CHAIN and offering THREE reception rooms inc. 16 DUAL ASPECT lounge, STUDY & a RECENTLY FITTED quality kitchen is this modern and EXTENDED three bedroom detached property. Benefiting from an UNOVERLOOKED & generously sized rear garden, GARAGE & driveway plus EN-SUITE to master bedroom, bathroom & d/stairs cloakroom. IMMACULATELY PRESENTED throughout and ideally positioned in a CUL-DE-SAC location within the sought after Great Notley Garden Village - Just a short walk to all local shops/amenities & popular schools.





# Audley Close, Great Notley, Braintree, CM77 7ZU

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, double glazed window to side aspect, stairs to first floor, radiator, LVT (luxury vinyl tiled) flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, LVT flooring.

### LOUNGE:

16'02 x 10'10 (4.93m x 3.30m)

Double glazed window to front aspect, two radiators, LVT flooring. French doors onto rear garden.

### STUDY:

14'0 x 7'5 (4.27m x 2.26m)

Double glazed window to front aspect, two radiators, LVT flooring. Double doors onto rear garden.

### DINING ROOM:

11'06 x 8'05 (3.51m x 2.57m)

Double glazed window to front aspect, radiator, LVT flooring.

### KITCHEN:

12'10 x 7'2 (3.91m x 2.18m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating ceramic sink with central mixer tap, built-in oven, gas hob with extractor hood over, space for fridge/freezer, integrated washing machine and dishwasher, wall-mounted boiler (in cupboard), tiled flooring. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

11'05 x 10'11 (3.48m x 3.33m)

Double glazed window to rear aspect, radiator, LVT flooring.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed single shower unit, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, LVT flooring.

### BEDROOM TWO:

10'03 x 8'05 (3.12m x 2.57m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM THREE:

9'07 x 8'04 (2.92m x 2.54m)

Double glazed window to front aspect, radiator, LVT flooring.

### FAMILY BATHROOM:

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

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising patio area with remainder mainly laid to lawn, landscaped areas with mature shrubs and trees to rear borders, access door to garage, shed,.

#### GARAGE, DRIVEWAY & PARKING:

Garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with further on-street parking available in mews area.

### AGENTS NOTES:

Council Tax Band: E

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

