



## Washall Drive

Freehold  
Tax Band: G

Great Notley, Braintree, CM77 7GF

**Offers In Excess Of £735,000**



Boasting a substantial PRIVATE CORNER PLOT and offering an impressive 30' kitchen/dining/family room plus UTILITY room, 22' DUAL ASPECT lounge plus 15' STUDY/PLAYROOM is this EXECUTIVE five DOUBLE bedroom detached property. Benefiting from a DOUBLE GARAGE with driveway parking for up to four vehicles, TWO EN-SUITES plus dressing room to master bedroom, family bathroom & d/stairs cloakroom and a very generously sized UNOVERLOOKED rear garden. Ideally positioned within the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities, bus routes and popular schools, with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Internal viewings highly recommended!



# Washall Drive, Great Notley, Braintree, CM77 7GF

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

## GROUND FLOOR ACCOMMODATION:

### RECEPTION HALL:

Stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, tiled flooring and smooth coved ceiling.

### LOUNGE:

22'09 x 12'11 (6.93m x 3.94m)

Two double glazed windows to front and rear aspects, central fireplace, two radiators, carpeted flooring and smooth coved ceiling.

### KITCHEN / DINING / FAMILY ROOM:

30'04 x 10'11 (9.25m x 3.33m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster double cooker with gas hob and extractor hood over, integrated fridge/freezer, space for dishwasher, breakfast bar, two radiators, Amtico flooring and smooth coved ceiling with sunken spotlights. French doors and bi-folding doors across rear aspect opening onto rear garden.

### UTILITY ROOM:

Matching base and wall units, work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, radiator, Amtico flooring and smooth coved ceiling. Access door into double garage.

### STUDY / PLAY ROOM:

15'05 x 12'02 (4.70m x 3.71m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

13'04 x 13'03 (4.06m x 4.04m)

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

### DRESSING AREA:

Double glazed window to rear aspect, two sets of built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to rear aspect, double shower unit set behind glass enclosure, low level WC, pedestal wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling.

### BEDROOM TWO:

12'04 x 11'06 (3.76m x 3.51m)

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

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth coved ceiling.

### BEDROOM THREE:

11'02 x 10'03 (3.40m x 3.12m)

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

### BEDROOM FOUR:

11'03 x 10'00 (3.43m x 3.05m)

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

### BEDROOM FIVE:

11'02 x 7'04 (3.40m x 2.24m)

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

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth coved ceiling.

### EXTERIOR:

#### REAR GARDEN:

Generously sized and UNOVERLOOKED rear garden comprising patio areas across immediate property rear and on each side aspect, remainder mainly laid to lawn with mature tree and shrub borders, gated side access.

#### DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

#### FRONTAGE:

Sizeable frontage with driveway for four vehicles leading to double garage, remainder laid to lawn with pathway to main entry door and front borders containing mature trees and shrubs.

#### AGENTS NOTES:

Council Tax Band: G

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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