



Queenborough Grove

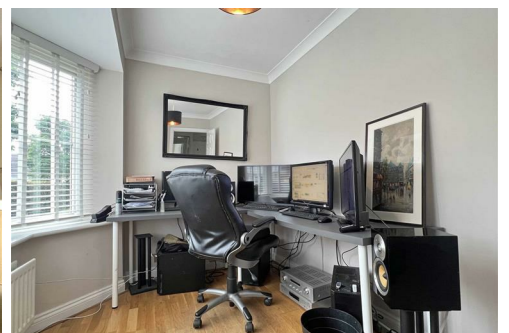
Great Notley, Braintree, CM77 7GR

Guide Price £525,000

Freehold
Tax Band: F



Boasting NO ONWARD CHAIN and offering TWO EN-SUITES plus family bathroom & d/stairs cloakroom, an impressive 21' DUAL ASPECT kitchen/diner plus UTILITY room and an UNOVERLOOKED rear garden is this modern and VERSATILE five bedroom link-detached property. Benefiting from a spacious 16' lounge, STUDY and a set-back frontage with GARAGE (to rear) and parking for 2-3 vehicles. Modern & well-proportioned throughout - Ideally located within walking distance of all local shops/amenities & popular schools with easy access to Braintree Town Centre/Station (1.8 miles), A120/M11 & Chelmsford.



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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:

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

LOUNGE:

16'5 x 10'7 (5.00m x 3.23m)

Central gas fireplace with surround, radiator, wooden flooring. French doors onto rear garden.

STUDY:

12'3 x 8'1 (3.73m x 2.46m)

Double glazed bay window to front aspect, radiator, wooden flooring.

KITCHEN / DINER:

21'8 x 11'6 (6.60m x 3.51m)

Double glazed bay window to front aspect and double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating sink with central mixer tap and drainer, combiner's oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, two radiators, tiled flooring.

UTILITY ROOM:

Matching base and wall units, edged work surfaces in solid oak, space for washing machine and tumble dryer, radiator, tiled flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

12'5 x 11'8 (3.78m x 3.56m)

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

EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled, double shower unit set behind glass enclosure, low level WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring.

BEDROOM TWO:

11'8 x 9'7 plus recess (3.56m x 2.92m plus recess)

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

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed double shower unit, fully tiled, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring.

BEDROOM THREE:

10'8 x 10'3 (3.25m x 3.12m)

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

BEDROOM FOUR:

9'8 x 6'9 (2.95m x 2.06m)

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

BEDROOM FIVE:

10'1 x 6'4 (3.07m x 1.93m)

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

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed rear garden comprising patio area across property rear with remainder mainly laid to lawn, shingled areas with mature trees and shrubs to borders, access gate to rear and door to garage.

GARAGE, DRIVEWAY & PARKING:

Single garage located to the rear of the property with parking for 2-3 vehicles.

AGENTS NOTES:

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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