



## Pochard Way

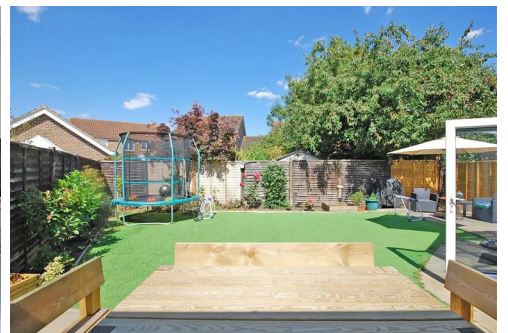
Great Notley, Braintree, CM77 7WA

Freehold  
Tax Band: D

**Offers In Excess Of £375,000**



**\*\*OPEN DAY: SATURDAY 22ND JUNE: 1-2PM - BY APPOINTMENT ONLY\*\*** Benefiting from a MODERN kitchen, spacious 16' lounge/diner & CONSERVATORY plus UNOVERLOOKED rear garden with POTENTIAL TO EXTEND (STPP) is this three bedroom SEMI-DETACHED property. Offering an EN-SUITE to master bedroom, GARAGE & driveway parking and conveniently located just a short walk from all local shops/amenities & popular schools within the highly regarded Great Notley Garden Village.



# Pochard Way, Great Notley, Braintree, CM77 7WA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

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

### KITCHEN:

11'93 x 7'75 (3.35m x 2.13m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, integrated dishwasher, wall-mounted boiler (in cupboard), laminate flooring.

### LOUNGE / DINER:

16'66 x 14'75 max to 11'43 (4.88m x 4.27m max to 3.35m)

Double glazed window to rear aspect, under stairs storage cupboard, two radiators, carpeted flooring. Patio doors onto conservatory.

### CONSERVATORY:

13'82 x 12'98 (3.96m x 3.66m)

Part brick and part UPVC built with glass lantern roof, radiator, laminate flooring. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpeted flooring.

### MASTER BEDROOM:

11'60 x 11'27 (3.35m x 3.35m)

Two double glazed windows to front aspect, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled shower, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring.

### BEDROOM TWO:

11'96 x 8'16 (3.35m x 2.44m)

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

### BEDROOM THREE:

8'94 x 6'27 (2.44m x 1.83m)

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

### BATHROOM:

P-shaped panelled bath with central mixer tap, shower attachment and shower over, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked and enclosed rear garden commencing with patio area which stretches across property rear, remainder mainly laid to artificial lawn with shrub borders, access door to garage.

### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Sole Agents, 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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