



## Notley Green

Freehold  
Tax Band: E

Great Notley, Braintree, CM77 7US

**Offers In Excess Of £550,000**



NO ONWARD CHAIN! Boasting a substantial 26' DUAL ASPECT master bedroom with EN-SUITE & DRESSING ROOM, impressive 26' kitchen/dining/family room & a DOUBLE GARAGE (potential to convert) with driveway parking for two vehicles is this EXTENDED four bedroom DETACHED property. Benefiting from an UNOVERLOOKED rear garden, TWO EN-SUITES plus family bathroom & d/stairs cloakroom and ideally set in a CUL-DE-SAC location within Great Notley Garden Village - A short walk to all local shops/amenities & popular schools with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.





# Notley Green, Great Notley, Braintree, CM77 7US

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed composite entry door, stairs to first floor, radiator, tiled flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### LOUNGE:

14'00 x 11'03 (4.27m x 3.43m)

Double glazed windows to front and side aspects, radiator, carpeted flooring and smooth coved ceiling.

### KITCHEN, DINING & FAMILY ROOM:

26'05 to 19'10 x 22'09 to 12'09 (8.05m to 6.05m x 6.93m to 3.89m)

Double glazed arch window to side aspect, two Velux windows to rear aspect, a series of matching base and wall units, edged work surfaces in Granite, built-in double oven, Neff five ring gas hob with extractor over, integrated fridge/freezer, floating island with integrated dishwasher and incorporating single bowl sink with central mixer tap, under stairs storage cupboard, radiator, tiled flooring and smooth ceiling with sunken spotlights. Two sets of patio doors onto rear garden and access door into double garage.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

26'11 x 11'10 (8.20m x 3.61m)

Two double glazed windows to front aspect and double glazed window to rear aspect, door to walk-in dressing room, two radiators, carpeted flooring and smooth coved ceiling.

### DRESSING ROOM:

Fitted open wardrobes with rails and fitted shelving, loft access, carpeted flooring and smooth ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled, double shower with glass enclosure, inset WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

13'03 to 10'01 x 11'06 (4.04m to 3.07m x 3.51m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM THREE:

12'10 x 10'05 to 7'11 (3.91m x 3.18m to 2.41m)

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

### BEDROOM FOUR:

9'02 x 7'06 (2.79m x 2.29m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin, extractor fan, radiator, Amtico flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden comprising patio areas to each side, remainder mainly laid to lawn with mature shrub rear border, gated side access to driveway.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Attached double garage fitted with power, lighting and up & over doors (and housing wall-mounted boiler). Driveway parking for two 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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