



## Thresher Rise

Freehold  
Tax Band: D

Great Notley, Braintree, CM77 7WN

**Guide Price £435,000**



Benefiting from a 15' DUAL ASPECT lounge, STUDY area plus spacious 18' L-SHAPED KITCHEN/DINING & FAMILY ROOM plus an UNOVERLOOKED rear garden & GARAGE with driveway parking for 2-3 vehicles is this EXTENDED three bedroom SEMI-DETACHED property. Offering an EN-SUITE to master, further POTENTIAL TO EXTEND (STPP) and located within the sought after Great Notley Garden Village, just a short walk from local shops/amenities & popular local schools.



# Thresher Rise, Great Notley, Braintree, CM77 7WN

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 and smooth coved ceiling.

### CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash backs, radiator, extractor fan, laminate flooring and smooth ceiling.

### LOUNGE:

15'46 x 11'02 (4.57m x 3.40m)

Double glazed window to front aspect, central feature electric fireplace, under stairs storage cupboard, radiator, laminate flooring and smooth coved ceiling. French doors onto rear garden.

### STUDY AREA:

6'51 x 4'06 (1.83m x 1.37m)

Double glazed window to front aspect, large built-in storage cupboard, laminate flooring and smooth ceiling.

### L-SHAPED KITCHEN/DINING & FAMILY ROOM:

18'55 x 8'65 (5.49m x 2.44m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, space for fridge/freezer, integrated washing machine and dishwasher, radiator, laminate flooring and smooth ceiling. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

12'55 max to 9'61 x 9'72 (3.66m max to 2.74m x 2.74m)

Double glazed window to rear aspect, airing cupboard, radiator, laminate flooring and smooth coved ceiling.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled shower unit, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, laminate flooring and smooth coved ceiling with sunken spotlights.

### BEDROOM TWO:

10'78 x 6'56 (3.05m x 1.83m)

Double glazed window to front aspect, fitted wardrobes, radiator, laminate flooring and smooth ceiling.

### BEDROOM THREE:

8'66 x 8'63 max (2.44m x 2.44m max)

Double glazed window to rear aspect, fitted wardrobes, radiator, laminate flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, laminate flooring and smooth coved ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Fenced and unoverlooked rear garden commencing with patio area extending across property rear, remainder mainly laid to lawn with mature tree and shrub borders and areas of raised decking with artificial lawn, gated access to side.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles with additional on-street parking for two further vehicles to property frontage.

### 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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