



Thatchers Way

Great Notley, Braintree, CM77 7HB

Asking Price £575,000

Freehold
Tax Band: F



Boasting a COMPLETE ONWARD CHAIN* and offering an impressive 24' DUAL ASPECT reception/dining hall, 20' DUAL ASPECT lounge & a 21' RECENTLY REFITTED kitchen/breakfast room plus UTILITY is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from a DOUBLE GARAGE with driveway parking for 2-3 vehicles, an UNOVERLOOKED rear garden and set on a generous CORNER PLOT. Ideally located within a short walk of all local shops/amenities & popular schools, with easy access to Braintree Town Centre & Station. VERSATILE & impressively spacious throughout - Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

RECEPTION / DINING HALL:

24'7 x 10'7 (7.49m x 3.23m)

Main entry door opening into reception hall and dining room, double glazed bay windows to front and side aspects, stairs to first floor, under stairs storage cupboard, radiators, tiled flooring.

CLOAKROOM:

Double glazed window to rear aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, tiled flooring.

LOUNGE:

20'00 x 11'2 (6.10m x 3.40m)

Double glazed windows to front and rear aspects, central log burning fireplace with surround, two radiators, carpeted flooring and ceiling with exposed beams. Door onto rear garden.

KITCHEN / BREAKFAST ROOM:

21'10 x 14'5 max (6.65m x 4.39m max)

Double glazed windows to each side aspect, a series of matching base and wall units fitted with under counter lighting, edged work surfaces in Granite incorporating ceramic sink with central mixer tap and drainer, high end AEG built-in appliances including integrated fridge/freezer, oven, combi oven (with self cleaning function), AEG dishwasher, wine cooler and gas hob with extractor hood over, breakfast bar with fitted units and seating area, radiators and tiled flooring. Access into utility room and door onto rear garden.

UTILITY ROOM:

Double glazed window to side aspect, base units, edged work surfaces incorporating sink with central mixer tap, water softener, space for washing machine and tumble dryer, wall-mounted boiler, radiator, extractor fan, solid wooden flooring and part glazed door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, double airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to front aspect, three sets of built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

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

BEDROOM TWO:

11'5 x 10'9 (3.48m x 3.28m)

Double glazed window to rear aspect, built-in double wardrobe, radiator, carpeted flooring.

BEDROOM THREE:

11'3 x 6'10 (3.43m x 2.08m)

Double glazed window to front aspect, built-in double wardrobe, radiator, carpeted flooring.

BEDROOM FOUR:

9'11 x 6'11 (3.02m x 2.11m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, enclosed and fully tiled shower unit, inset WC, inset wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail and tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed rear garden comprising sandstone patio area across property rear with remainder mainly laid to lawn, shrubs and flowering plants to borders, gated rear access and access door into double garage.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage located to the rear of the property and fitted with power, lighting and up & over electric doors. Driveway 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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