



Stanstrete Field

Great Notley, Braintree, CM77 7PR

Guide Price £340,000

Freehold
Tax Band: C



Boasting an UNOVERLOOKED & well-proportioned rear garden, spacious 15' lounge/diner plus CONSERVATORY and TWO allocated parking spaces is this three bedroom mid-terrace property. Benefiting from a d/stairs cloakroom, IDEAL FOR FIRST TIME BUYERS and ideally situated in sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entrance door, under stairs storage cupboard, 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:

8'09 x 8'09 (2.67m x 2.67m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, built-in double oven, electric hob with extractor hood over, integrated low level fridge and freezer, space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring.

LOUNGE / DINER:

15'04 x 15'04 (4.67m x 4.67m)

Stairs to first floor, central electric fireplace with surround, radiator, carpeted flooring. Double doors onto conservatory.

CONSERVATORY:

12'00 x 7'03 (3.66m x 2.21m)

Part UPBV and part brick construction, polycarbonate roof, radiator, laminate flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, carpeted flooring.

MASTER BEDROOM:

12'01 x 8'09 (3.68m x 2.67m)

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

BEDROOM TWO:

12'00 x 8'01 (3.66m x 2.46m)

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

BEDROOM THREE:

8'06 x 6'11 (2.59m x 2.11m)

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

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising raised decking area to immediate property rear with remainder mainly laid to lawn, a series of mature shrubs, shed, gated rear access.

ALLOCATED PARKING:

Two allocated parking spaces to property front.

AGENTS NOTES:

Council Tax Band: C

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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