



PRESTIGE HOMES

BY HAMILTON PIERS

Queenborough Lane

Great Notley, Braintree, CM77 7QD

Guide Price £1,100,000

Freehold
Tax Band:



Prestige Homes by Hamilton Piers are delighted to offer for sale this incredibly **VERSATILE & HIGH-SPECIFICATION** 6/7 bedroom detached property, boasting a 5,140 sq ft main residence & 1,410 sq ft **SELF-CONTAINED ANNEX**, with expansive living accommodation throughout including 27' **DUAL ASPECT** lounge, 18' **SNUG/PLAYROOM** and 22' sunken family room. Benefiting from **SIX EN-SUITES** plus main bathrooms & two g/f cloakrooms, a secure **ELECTRIC GATED DRIVEWAY** for four vehicles and an **UNOVERLOOKED** landscaped rear garden. Offering **HIGH-END** fittings, appliances and finish throughout and ideally positioned in the highly regarded Great Notley, just a short walk to all shops/amenities and popular schools. Internal viewings are highly recommended to appreciate this substantial family home.



Queenborough Lane, Great Notley, Braintree, CM77 7QD

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Composite secure main entry door with triple glazed Sash windows to front and side aspects, fitted alarm key pad and security system. Opening to snug/play room.

PLAYROOM / SNUG:

18'3 x 12'2 (5.56m x 3.71m)

Triple glazed Sash bay windows to front and side aspects, wall-mounted audio system, natural timber flooring and smooth high ceilings with sunken LED spotlights and integral Dolby Atmos speakers.

INNER HALLWAY:

Giving access to cloakroom, sunken family room, double doors into main living room and access to annex accommodation.

CLOAKROOM:

Inset WC, vanity wash hand basin with central waterfall tap and tiled splash backs, natural timber flooring and smooth ceiling with sunken LED spotlights.

SITTING ROOM:

27'3 x 14'3 (8.31m x 4.34m)

Triple glazed Sash windows to front and side aspects, Inglenook fireplace with exposed brick fascia and wood burner, built-in media wall with hideaway storage units, solid light ash wooden flooring with under floor heating and smooth high ceilings with sunken LED spotlights and integrated Dolby Atmos speakers.

KITCHEN / BREAKFAST ROOM:

24' x 10' (7.32m x 3.05m)

Motorised Velux windows to vaulted ceiling, a series of high specification fitted units, edged work surfaces in Quartz incorporating sink unit with Quooker hot water tap, a range of Siemens integrated appliances including triple ovens, five ring gas hob, fridge/freezer, microwave oven, dishwasher and wine cooler, LED over counter and spot lighting with natural timber flooring.

UTILITY ROOM:

10'0 x 6'7 (3.05m x 2.01m)

Composite secure door to rear garden, access to rear cloakroom, a series of matching base and wall units, edged work surfaces in Quartz incorporating sink unit with central mixer tap, space for washing machine and tumble dryer, natural timber flooring and smooth high ceilings with sunken LED spotlights.

REAR CLOAKROOM:

Opaque triple glazed Sash window to rear aspect, inset WC, vanity wash hand basin with inset waterfall tap, natural timber flooring and smooth high ceiling with sunken LED spotlights.

FAMILY ROOM:

22'4 x 10'9 (6.81m x 3.28m)

Inglenook fireplace with exposed brick fascia, fitted base units with storage, natural timber flooring and smooth high ceilings with sunken LED spotlights. Bi-folding triple glazed doors across rear aspect onto garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Triple glazed Sash window to side aspect, radiator, carpeted flooring and smooth high ceiling with sunken LED spotlights.

MASTER BEDROOM:

17'5 x 12'3 (5.31m x 3.73m)

Triple glazed Sash windows to side aspects, built-in storage cupboards, two radiators, carpeted flooring and smooth high ceiling with sunken LED spotlights.

WALK-IN DRESSING ROOM:

13'4 x 7'7 (4.06m x 2.31m)

A series of high quality fitted open fronted wardrobes, drawers and dressing units, radiator, carpeted flooring and smooth high ceiling with sunken LED spotlights.

EN-SUITE:

Triple glazed motorised Velux window to side aspect, low level WC, twin vanity wash hand basins with central mixer taps and tiled splash backs, a series of high quality built-in vanity units, walk-in wet room shower with Mira key pad power shower with both a rainfall drench head and attachment, chrome heated towel rails, tiled flooring with under floor heating and smooth high ceiling with sunken LED spotlights.

BEDROOM FOUR:

11'11 x 8'8 (3.63m x 2.64m)

Triple glazed Sash window to rear aspect, currently utilised as a dressing room with a series of high quality fitted open fronted wardrobes and dressing units, radiator, carpeted flooring and smooth high ceiling with sunken LED spotlights.

EN-SUITE:

Inset WC, vanity wash hand basin with central mixer tap and tiled splash backs, walk-in wet room shower with rainfall overhead and attachment, chrome heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

BEDROOM FIVE:

11'11 x 10'4 (3.63m x 3.15m)

Triple glazed Sash window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth high ceiling with sunken LED spotlights.

JACK & JILL EN-SUITE BATHROOM:

Opaque triple glazed Sash window to front aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin with tiled splash backs, walk-in wet room shower with Mira key pad power shower inc. dual rainfall overhead and attachment, chrome heated towel rail, tiled flooring with under floor heating and smooth high ceiling with sunken LED spotlights.

BEDROOM SIX:

14'11 x 10'4 (4.55m x 3.15m)

Triple glazed Sash window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth high ceiling with sunken LED spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:

Vaulted roof with motorised Velux windows, glass balcony, wall-mounted intercom pad and video entry system, radiator, carpeted flooring and smooth high ceiling with sunken LED spotlights.

BEDROOM TWO:

16'4 x 11'11 (4.98m x 3.63m)

Two triple glazed Sash windows to front aspect, radiators, carpeted flooring and smooth part-vaulted ceiling with sunken LED spotlights.

EN-SUITE:

Opaque triple glazed Sash window to front aspect, panelled bath with central mixer tap and shower attachment, vanity wash hand basin with central mixer tap and tiled splash backs, walk-in wet room shower with Mira key pad power showers inc. dual rainfall drench head and attachment, inset WC, chrome heated towel rail, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

BEDROOM THREE:

11'11 x 11'7 (3.63m x 3.53m)

Triple glazed Sash window to rear aspect, radiator, carpeted flooring and smooth part-vaulted ceiling with sunken LED spotlights.

EN-SUITE:

Inset WC, vanity wash hand basin with tiled splash backs, walk-in wet room shower with Mira key pad power showers inc. rainfall drench overhead and attachment, chrome heated towel rail, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

SELF-CONTAINED ANNEX:

ANNEX GROUND FLOOR:

26'9 x 20'4 (8.15m x 6.20m)

A series of high panelled triple glazed windows across front aspect, interior ground floor is currently being used as a gym but serves multi-purpose use and is fitted with a fully functioning kitchen with fitted base and wall units and integrated appliances. Access to cloakroom and inner hall with stairs leading to;

ANNEX FIRST FLOOR STUDIO:

28'8 x 20'10 (8.74m x 6.35m)

Triple glazed Sash windows to front aspect, radiators, loft access, solid wood flooring and smooth ceiling with sunken LED spotlights. Access to adjoining en-suite shower room comprising inset WC, vanity wash hand basin with central mixer tap and tiled splash backs, walk-in shower, chrome heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

EXTERIOR:



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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