



Chestnut Avenue

Great Notley, Braintree, CM77 7YJ

Freehold
Tax Band: F

Offers In Excess Of £450,000



Boasting TWO EN-SUITES plus family bathroom & d/stairs cloakroom, an UNOVERLOOKED low-maintenance rear garden and a GATED CARPORT for two vehicles & DETACHED GARAGE (potential to convert) is this VERSATILE FIVE BEDROOM detached property. Benefiting from an 18' DUAL ASPECT kitchen/diner, UTILITY room, spacious 15' lounge plus STUDY/PLAYROOM. Ideally situated in the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular local schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, radiator, wooden flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, wooden flooring and smooth ceiling.

LOUNGE:

15'02 x 10'02 (4.62m x 3.10m)

Double glazed bay windows to rear aspect, central gas fireplace, radiator, carpeted flooring and smooth coved ceiling. French doors onto rear garden.

STUDY / PLAYROOM:

10'09 reducing to 9'01 x 8'04 plus recess (3.28m reducing to 2.77m x 2.54m plus recess)

Double glazed bay window to front aspect (fitted with shutters), radiator, carpeted flooring and smooth coved ceiling. Double doors onto rear garden.

KITCHEN / DINER:

18'4 x 11'10 (5.59m x 3.61m)

Double glazed bay window to front aspect and two double glazed windows to side aspect (all fitted with shutters), a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, double oven with gas hob and extractor hood over, integrated dishwasher and washing machine, breakfast bar, wall-mounted boiler (in cupboard), under stairs storage cupboard, radiator, tiled flooring and smooth coved ceiling.

UTILITY ROOM:

Matching base and wall units with space for American fridge/freezer, tiled flooring and smooth ceiling with sunken spotlights. Door to carport.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Airing cupboard, loft access, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

12'04 x 11'00 (3.76m x 3.35m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to front aspect, fully tiled and enclosed corner shower unit, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM TWO:

11'10 x 10'02 (3.61m x 3.10m)

Double glazed window to side aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to side aspect (fitted with shutters), fully tiled double shower, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:

12'04 x 8'06 (3.76m x 2.59m)

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

BEDROOM FOUR:

11'06 x 6'07 plus recess (3.51m x 2.01m plus recess)

Double glazed window to front aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling.

BEDROOM FIVE:

8'05 x 6'05 (2.57m x 1.96m)

Double glazed window to side aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling with sunken spotlights.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, panelled bath with shower attachment, low level WC, pedestal wash hand basin, extractor fan, radiator, vinyl flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising patio area to immediate rear with remainder mainly laid to a raised artificial lawn, pergola with hot tub area, access to garage and gated side access to carport.

GARAGE, CARPORT & PARKING:

Gated carport with driveway for two vehicles leading to a detached single garage, fitted with power, lighting and up & over door.

AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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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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