



Wigeon Close

Tax Band: F

Great Notley, Braintree, CM77 7WB

£2,250 Per Calendar Month



Available from beginning of July* and offering an UNOVERLOOKED & generously sized rear garden, 18' TRIPLE ASPECT lounge, dining room & RECENTLY BUILT conservatory plus kitchen and UTILITY room is this very well-presented four bedroom detached property. Benefiting from a CORNER PLOT position with an EN-SUITE to master plus family bathroom & d/stairs cloakroom and a TANDEM GARAGE with driveway parking for two vehicles and large frontage. Set in a quiet CUL-DE-SAC location on the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular 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, security alarm system, radiator, storage cupboard, tiled flooring with under floor heating.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring.

LOUNGE:

18'06 x 11'09 (5.64m x 3.58m)

Double glazed windows to front and side aspects, central inset gas fireplace, two radiators, carpeted flooring. Double doors onto conservatory.

CONSERVATORY:

9'00 x 9'00 (2.74m x 2.74m)

Part brick and part UPVC construction with vaulted glass roof, laminate flooring. French doors onto rear garden.

DINING / PLAY ROOM:

10'10 x 10'06 (3.30m x 3.20m)

Double glazed window to front aspect, radiator, tiled flooring with under floor heating.

KITCHEN:

11'09 x 10'05 (3.58m x 3.18m)

Double glazed window to rear 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, water softener, built-in oven and microwave oven, gas hob with extractor over, integrated tall fridge, space for dishwasher, floating island, under stairs storage cupboard, tiled flooring with under floor heating. Opening to utility room.

UTILITY ROOM:

Matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, radiator, tiled flooring with under floor heating. Part-glazed door onto rear garden.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Loft access, airing cupboard (housing recently fitted boiler), radiator, carpeted flooring.

MASTER BEDROOM:

15'08 reducing to 12'09 x 11'11 (4.78m reducing to 3.89m x 3.63m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to front aspect, fully tiled, enclosed double shower unit, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, tiled flooring.

BEDROOM TWO:

12'11 x 10'05 (3.94m x 3.18m)

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

BEDROOM THREE:

10'00 x 9'01 (3.05m x 2.77m)

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

BEDROOM FOUR:

9'00 x 7'01 (2.74m x 2.16m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, Jacuzzi bath with jets, low level WC, pedestal wash hand basin, fully tiled, shaver point, extractor fan, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed by fencing, comprising patio areas with remainder laid to decorative stone with shrub borders, access to tandem garage and gated side access.

GARAGE, DRIVEWAY & PARKING:

Tandem garage fitted with power, lighting and electric roller door. Driveway parking for two vehicles.

AGENTS NOTES:

Fully alarmed with external CCTV system installed.

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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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