



## Pintail Crescent

Great Notley, Braintree, CM77 7WR

Freehold  
Tax Band: F

### Offers In The Region Of

**£514,495**



Boasting THREE reception rooms inc. a BAY-FRONTED lounge, dining room & STUDY/play room plus a detached DOUBLE GARAGE (potential to convert) with driveway parking for four vehicles is this FOUR DOUBLE bedroom detached property. Benefiting from an UNOVERLOOKED rear & side garden, updated kitchen/breakfast room plus UTILITY room and offering an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom. Positioned on a generous CORNER PLOT in the sought after Great Notley Garden Village - Just a short walk to all local shops/amenities & popular schools.



# Pintail Crescent, Great Notley, Braintree, CM77 7WR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash back, radiator, vinyl flooring.

### LOUNGE:

16'5 x 12'5 (5.00m x 3.78m)

Double glazed bay window to front aspect, central gas fireplace with surround, radiator, carpeted flooring. Double doors to dining room.

### STUDY:

7'10 x 6'6 (2.39m x 1.98m)

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

### KITCHEN / BREAKFAST ROOM:

12'5 x 8'11 (3.78m x 2.72m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge/freezer and dishwasher, under stairs storage cupboard, vinyl flooring.

### UTILITY ROOM:

Fitted base units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, vinyl flooring. Door to side aspect.

### DINING / PLAY ROOM:

12'5 x 8'11 (3.78m x 2.72m)

Radiator, carpeted flooring. Patio door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpeted flooring.

### MASTER BEDROOM:

12'06 reducing to 10'06 x 9'07 (3.81m reducing to 3.20m x 2.92m)

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

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled

single shower, low level WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, radiator, vinyl flooring.

### BEDROOM TWO:

9'10 x 9'01 plus large door recess (3.00m x 2.77m plus large door recess)

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

### BEDROOM THREE:

11'04 max x 8'09 max (3.45m max x 2.67m max)

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

### BEDROOM FOUR:

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

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area to immediate property rear with remainder mainly laid to lawn, mature shrub and trees to borders, Summer House, sizeable area to property side with access door into double garage and gated access to driveway.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over door. Driveway parking for four vehicles.

### 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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