



PRESTIGE HOMES

— BY HAMILTON PIERS —



231a Witham Road, Black Notley, Braintree, Essex, CM77 8NQ

Prestige Homes by Hamilton Piers are delighted to offer this BRAND NEW high spec four DOUBLE bedroom detached property, boasting an UNOVERLOOKED rear garden with FIELD VIEWS to side aspect, ELECTRIC GATED DRIVEWAY with space for up to SIX vehicles plus an impressive 27' kitchen/dining/family room with adjoining UTILITY room. Boasting a 22' DUAL ASPECT lounge, STUDY/PLAYROOM and a sizeable L-SHAPED master bedroom with EN-SUITE, plus family bathroom & d/stairs cloakroom. Benefiting from UNDER FLOOR HEATING throughout the ground floor and ideally situated in the sought after village of Black Notley - Walking distance to local amenities with convenient access to nearby Cressing Station (8min walk), Braintree Town Centre, A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed windows to each side aspect, stairs to first floor, under stairs storage cupboard, LVT flooring with under floor heating and smooth ceiling with sunken spotlights.

CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, inset wash hand basin with tiled splash back, LVT flooring with under floor heating and smooth ceiling with sunken spotlights.

LOUNGE:

22'04 x 12'03 (6.81m x 3.73m)

Double glazed windows to front and rear aspects, carpeted flooring with under floor heating and smooth ceiling with sunken spotlights.

STUDY:

9'06 x 7'10 (2.90m x 2.39m)

Double glazed window to front aspect, carpeted flooring with under floor heating and smooth ceiling with sunken spotlights.

KITCHEN / DINING / FAMILY ROOM:

27'02 x 18'01 reducing to 12'04 (8.28m x 5.51m reducing to 3.76m)

Double glazed window to rear aspect, a series of quality fitted matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens, induction hob with extractor hood over, integrated tall fridge, freezer and dishwasher, floating island, LVT flooring with under floor heating and smooth ceiling with sunken spotlights. Bi-folding doors across rear aspect onto garden.

UTILITY ROOM:

11'04 x 5'05 (3.45m x 1.65m)

Double glazed window to front aspect, a range of fitted base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, LVT flooring with under floor heating and smooth ceiling with sunken spotlights. Door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Large built-in storage/airing cupboard, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

18'00 max x 17'02 max (5.49m max x 5.23m max)

L-Shaped room with double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

EN-SUITE:

Velux window to side aspect, fully tiled double shower unit set behind glass enclosure, inset WC, inset wash hand basin with tiled splash Back, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

11'08 x 10'05 (3.56m x 3.18m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:

11'09 max x 9'05 (3.58m max x 2.87m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth part-vaulted ceiling with sunken spotlights.

BEDROOM FOUR:

11'08 max x 9'06 (3.56m max x 2.90m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth part-vaulted ceiling with sunken spotlights.



FAMILY BATHROOM:

Two Velux windows to rear aspect, fully tiled double shower unit set behind glass enclosure, freestanding bath with central mixer tap, inset WC, inset wash hand basin with tiled splash back, heated towel rail, tiled flooring and smooth part-vaulted ceiling with sunken spotlights.

EXTERIOR:**REAR GARDEN:**

Unoverlooked rear garden, to be enclosed across the rear with fencing and newly planted trees, low fencing to side aspect exposing field views, Porcelain patio across property rear and sides with remainder laid to lawn, brick-built outbuilding, access to gated driveway.

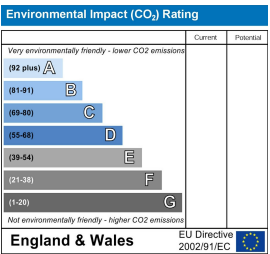
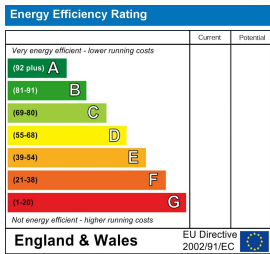
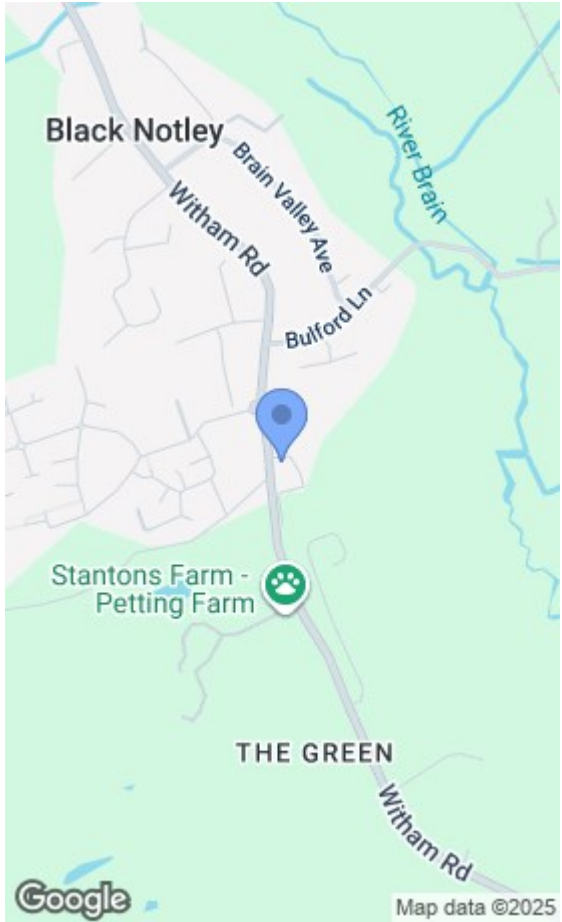
GATED DRIVEWAY & PARKING:

Electric remote controlled gated driveway with overall parking space for up to six vehicles.

AGENTS NOTES:

Council Tax Band:

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



This prestige home is Freehold.

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