



Rydal Way

Freehold
Tax Band: D

White Court, Great Notley, Braintree, CM77 7LH

Guide Price £500,000



Boasting an UNOVERLOOKED rear garden and set on a CORNER PLOT, inc. an EXTENDED 18' I-shaped kitchen/diner, 23' DUAL ASPECT lounge and d/stairs cloakroom is this four bedroom DETACHED property. Benefiting from a RECENTLY REFITTED BOILER, driveway parking for two vehicles and further POTENTIAL TO EXTEND / CONVERT LOFT (STPP). Ideally situated in the popular White Court area of Great Notley, just a short walk to all local shops/amenities & popular schools.



Rydal Way, White Court, Great Notley, Braintree, CM77 7UG

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure entry door, stairs to first floor, under stairs storage cupboard, built-in cupboard (housing wall-mounted boiler), laminate flooring and smooth coved ceiling.

CLOAKROOM:

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

LOUNGE:

23'07 x 12'00 reducing to 8'06 (7.19m x 3.66m reducing to 2.59m)

Double glazed bay window to front aspect, two radiators, carpeted flooring. Double doors to rear garden.

KITCHEN / DINER:

18'11 x 16'08 max (5.77m x 5.08m max)

L-shaped kitchen/diner with double glazed windows to front and rear aspects, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, tumble dryer and wine cooler, radiator, laminate flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

15'05 x 8'03 (4.70m x 2.51m)

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

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed

double shower unit, low level WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

12'07 x 9'11 (3.84m x 3.02m)

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

BEDROOM THREE:

11'03 x 8'04 plus door recess (3.43m x 2.54m plus door recess)

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

BEDROOM FOUR:

8'02 x 6'10 (2.49m x 2.08m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap, shower attachment and shower over, inset WC, vanity wash hand basin, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden set on a corner plot and comprising block paved area to property rear and side, raised decking area, remainder mainly laid to lawn, storage shed and gated side access.

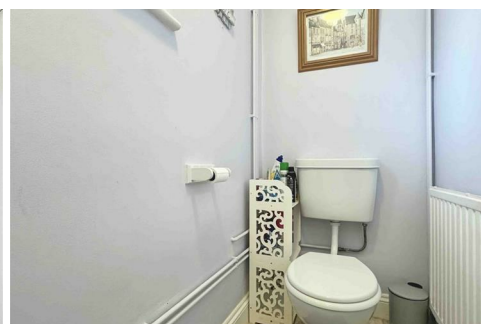
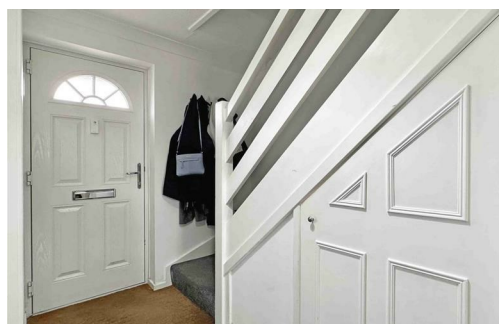
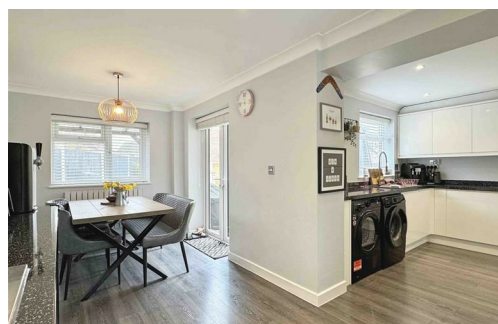
DRIVEWAY & PARKING:

Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:

Council Tax Band: D

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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