



PRESTIGE HOMES

— BY HAMILTON PIERS —



27 Millers Drive, Great Notley, Braintree, Essex, CM77 7FD

Prestige Homes by Hamilton Piers are delighted to introduce for sale this IMMACULATELY PRESENTED SIX DOUBLE bedroom executive home, located within an EXCLUSIVE GATED TURNING and boasting THREE reception rooms including. 23' DUAL ASPECT dining room, 18' sitting room plus OFFICE/PLAYROOM plus an impressive 23' kitchen/family room with vaulted glass skylight. Benefiting from an UNOVERLOOKED rear garden with outside bar, a DOUBLE GARAGE with further driveway parking and FOUR bathrooms with an en-suite and dressing room to master bedroom. Offering sizeable accommodation set over three floors and having undergone EXTENSIVE IMPROVEMENTS throughout. Ideally situated in the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools, with convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, tiled flooring and smooth coved ceiling.

OFFICE / PLAYROOM:

11'07 x 11'04 (3.53m x 3.45m)

Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

SITTING ROOM:

18'09 x 14'11 (5.72m x 4.55m)

Double glazed windows to rear aspect, central gas fireplace with surround, two radiators, carpeted flooring and smooth coved ceiling. French doors to rear garden.

DINING ROOM:

23'03 x 10'00 (7.09m x 3.05m)

Double glazed Sash window to front aspect, two radiators, tiled flooring and smooth ceiling with sunken spotlights. Opening to kitchen/family room.

CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash back, radiator, heated towel rail, extractor fan, tiled flooring and smooth coved ceiling with sunken spotlights.

UTILITY ROOM:

Fitted base unit with edged work surface in solid oak, integrated washing machine, ceramic sink with central mixer tap. Access to cloakroom and additional access door to double garage.

KITCHEN / FAMILY ROOM:

23'02 x 15'03 (7.06m x 4.65m)

Double glazed windows to rear aspect (with custom fitted internal blinds), a series of 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 NEFF built-in ovens, integrated dishwasher and wine cooler with space for American fridge/freezer, floating island with NEFF induction hob, remote controlled gas fireplace, radiator, tiled flooring and smooth ceiling with sunken spotlights, vaulted glass skylight and bi-folding doors across side aspect to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed Sash window to front aspect, stairs to second floor, airing cupboard and built-in storage cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

16'01 x 11'04 (4.90m x 3.45m)

Double glazed Sash window to front aspect and double glazed window to rear aspect, two radiators, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower, freestanding bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin with tiled splash back, extractor fan, radiator, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

DRESSING ROOM:

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

BEDROOM TWO:

13'9 x 11'7 (4.19m x 3.53m)

Two double glazed windows to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Enclosed and fully tiled single shower, low level WC, inset wash hand basin with tiled splash back, extractor



fan, radiator, wooden flooring and smooth ceiling with sunken spotlights.

BEDROOM FIVE:

11'06 x 9'01 plus wardrobe recess (3.51m x 2.77m plus wardrobe recess)

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

BEDROOM SIX:

9'03 x 8'07 (2.82m x 2.62m)

Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower, freestanding bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin, extractor fan, radiator, wooden flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:

Radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

16'03 x 11'06 (4.95m x 3.51m)

Double glazed window to front aspect and Velux window to rear aspect, two radiators, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM FOUR:

16'03 x 9'03 (4.95m x 2.82m)

Double glazed window to front aspect and Velux window to rear aspect, built-in wardrobes, two radiators, loft access, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

SHOWER ROOM:

Opaque Velux window to rear aspect, enclosed and fully tiled single shower, low level WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth vaulted ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising a raised composite decking area with access to to purpose built timber bar area with power and lighting, remainder mainly laid to lawn with mature shrub borders.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting, EV charging point and remote controlled electric up & over doors, fitted Butler sink with central mixer tap. Wrought iron gate leading to boiler cupboard. Driveway parking for two vehicles.

AGENTS NOTES:

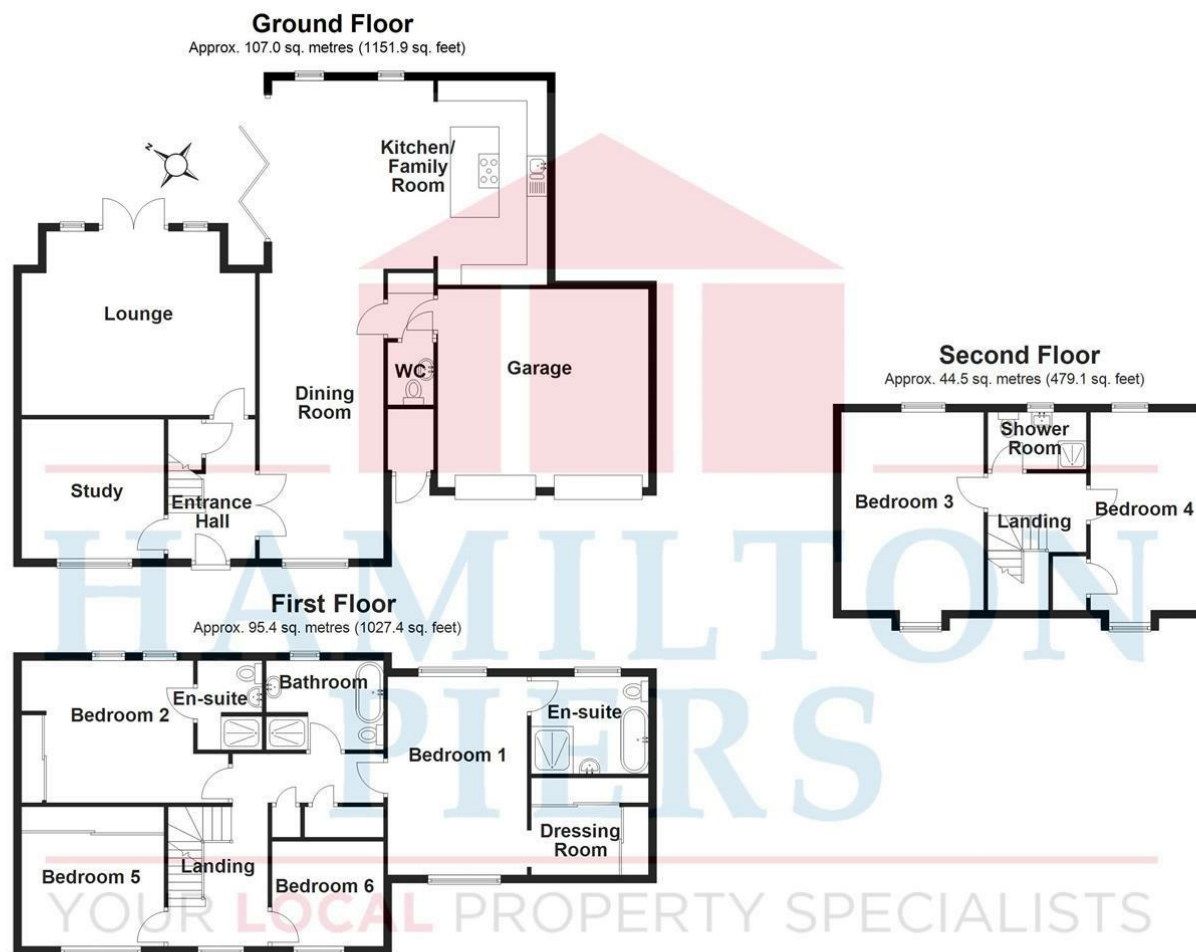
Council Tax Band: G

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







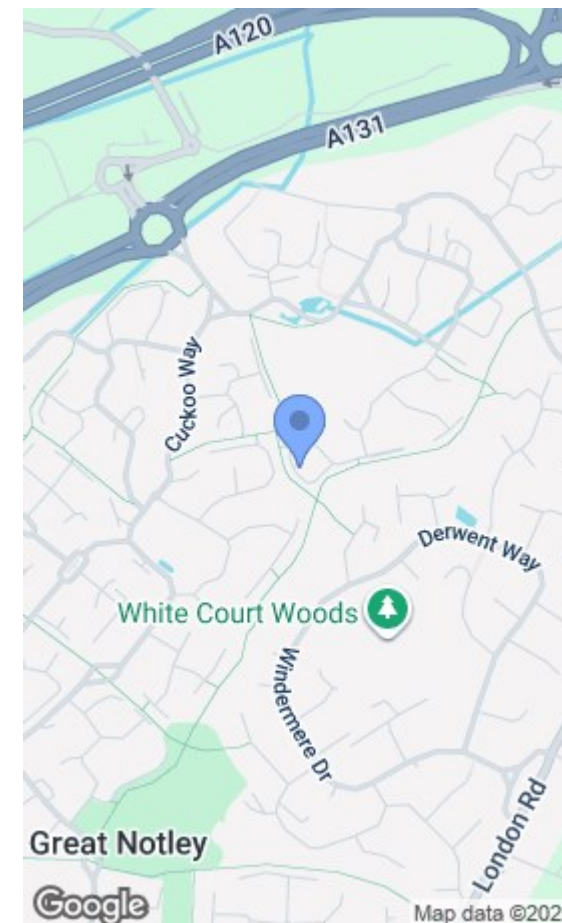


Total area: approx. 247.0 sq. metres (2658.3 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Copyright Hamilton Piers

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(2 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

This prestige home is Freehold.

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