

Paul Mason Associates



Draymans Grove, Great Notley, Braintree, CM77 7GY
Guide price £650,000

- Immaculate Three Storey Detached Family Home
- Large Master Suite To The Second Floor
- Four Further Bedrooms To First Floor
- Dual Aspect Lounge With Bi-Folds Opening To Rear Garden
- Spacious Kitchen / Breakfast Room With Bi-Folds Opening To Rear Garden, Plus Utility
- Magnificent Dining Hall / Entrance Area
- High Specification Family Bathroom Plus Additional En-Suite To Bedroom Two
- Double Garage With Gated Driveway
- Low Maintenance, Landscaped Gardens Ideal For Entertaining
- Internal Inspection Advised To Fully Appreciate The Quality On Offer

STUNNING HOME WITH TOP FLOOR SUITE! Gary Townsend of Paul Mason Associates offers this immaculate family home which is brought to market with the highest of standards. Set over three floors, the home offers spacious reception rooms, well appointed bathrooms and a delightful kitchen/breakfast room which opens to the landscaped rear garden. A double garage and gated driveway is also an added bonus of this delightful property.

The property itself lies within walking distance of all the Great Notley Village amenities, which includes a school, doctors surgery, veterinary practice, dental surgery, Tesco superstore, public house, hair salon, but to name a few. The local Discovery Centre also offers 100 acres of parkland close by, and there is excellent road access to the A120 (leading to Stansted airport & M11), and A131 to Great Leighs racecourse and Chelmsford.

Draymans Grove, Great Notley. CM77 7GY

Paul Mason Associates



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	

DISTANCES

Chelmsford Station: 10 miles
(Liverpool Street from 34 mins)
Braintree Station: 3 miles
Witham Station: 8.6 Miles
Stansted Airport: 16 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Dining Hall

6.68m x 3.2m (21'10" x 10'5")
A large, impressive room which has been opened up to provide both an entrance and dining area with two encased radiators, double glazed bay window to front, further window to side (both with plantation shutters), storage cupboard, stairs to first floor, carpet flooring and exposed timbers to ceiling.

Cloakroom

Double glazed window to rear, low level w.c, modern wash hand basin, part panelled walls, tiled flooring and smooth coved ceiling with sunken spotlights.

Lounge

6.08m x 3.45m (19'11" x 11'3")
A dual aspect room with double glazed window to front with plantation shutters fitted, feature fireplace with log burner fitted, encased radiator, carpet to floor and smooth ceiling with exposed timbers. Double glazed bi-folding doors opening to the rear garden.

Kitchen / Breakfast Room

6.70m x 4.39m max (21'11" x 14'4" max)
A wonderful room with the kitchen area having a good range of units with inset sink unit with mixer tap, oak work surfaces with drawers and

cupboards under, built in hob with cooker hood over, eye level double oven, built in microwave, integrated dishwasher, full height wine cooler, eye level cupboards, plate rack, island unit / breakfast bar, double glazed window to rear and double glazed bi-folding doors overlooking and leading to the garden, encased radiator and smooth coved ceiling with sunken spotlights.

Utility

3.04m x 1.74m (9'11" x 5'8")
Inset sink unit with mixer tap, work surface with cupboard under and space for fridge freezer, washing machine and tumble dryer, wall mounted gas fired boiler, built in storage cupboard, radiator, door to garden and coved ceiling.

FIRST FLOOR

Landing

Double glazed window to rear, encased radiator, built-in double airing cupboard, stairs leading to second floor, carpet flooring and smooth coved ceiling.

Bedroom Two

3.26m x 2.98m (10'8" x 9'9")
Double glazed window to front with plantation shutters, radiator, built-in wardrobes, carpet flooring and smooth coved ceiling.

Bedroom Two En-Suite

Double glazed window to side, LLWC, vanity wash hand basin, single shower, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

Bedroom Three

3.53m x 3.26m (11'6" x 10'8")
Double glazed window to rear with

plantation shutters, radiator, built-in wardrobes, carpet flooring and smooth coved ceiling.

Bedroom Four

3.45m x 2.00m (11'3" x 6'6")
Double glazed window to front with plantation shutters, radiator, built-in wardrobes, carpet flooring and smooth coved ceiling.

Bedroom Five / Study

3.03m x 2.08m (9'11" x 6'9")
Double glazed window to rear with plantation shutters, radiator, carpet flooring and smooth coved ceiling.

Family Bathroom

A wonderful room with feature roll top copper bath with nickel plating, his and hers sinks, architectural radiator, shower cubicle, LLWC, tiled flooring and smooth ceiling with sunken spotlights. Double glazed window to rear.

SECOND FLOOR LANDING

Double glazed window to rear, carpet to floor and smooth ceiling.

Master Bedroom Suite

7.41m x 4.10m (24'3" x 13'5")
A magnificent space with bedroom area being situated at one end and a seating and dressing area the other, all benefitting from Velux windows to front and rear, built-in wardrobes, carpet to floor and smooth ceilings with sunken spotlights.

Master Bedroom En-Suite

4.10m x 2.69m (13'5" x 8'9")
Entered via double doors this spacious en-suite has a feature walk through shower, heated towel rail, LLWC, vanity wash hand basin, tiled flooring and smooth ceiling with

sunken spotlights. Velux windows to front and rear.

EXTERIOR

Rear Garden

The private West facing, rear garden has been beautifully landscaped to provide a low maintenance area, yet with a wealth of planting throughout. The spacious deck is accessed from both the Lounge and Kitchen making it ideal for entertaining and is complemented by the artificial lawn, with pergola. There is an outside tap, lighting and access door to the double garage.

Double Garage & Driveway

The property benefits from a gated driveway which leads to the detached double garage with two sets of up and over doors and has power and lighting fitted. There is also eaves storage and courtesy door to side.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

