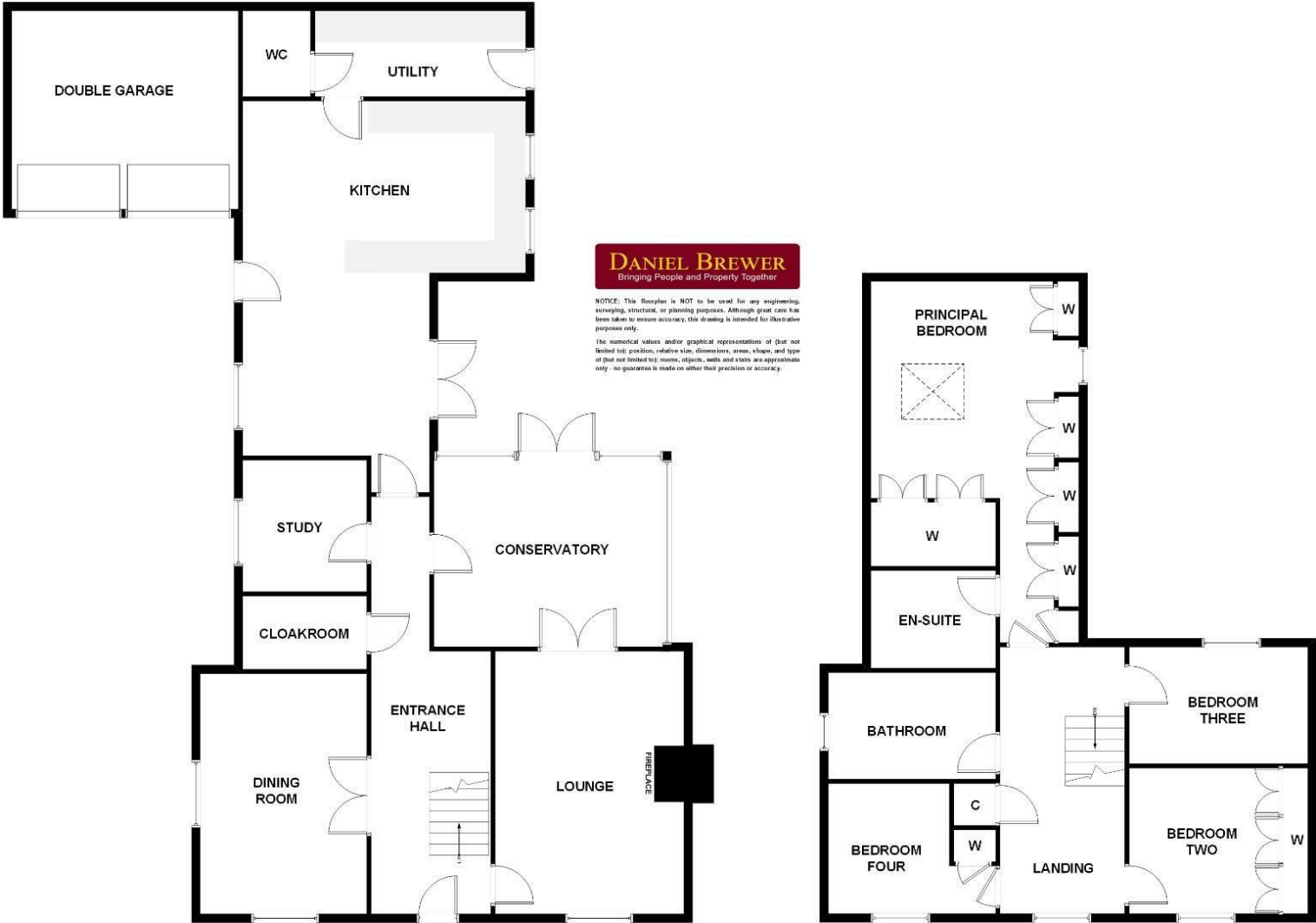




Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

QUEENBOROUGH LANE, BRAINTREE

OFFERS OVER £700,000



QUEENBOROUGH LANE BRAINTREE

Located on the desirable Queenborough Lane, Great Notley is this impressive detached family home offering ample living accommodation. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/family room, two reception rooms, conservatory, study, utility room and a cloakroom. On the first floor are four bedrooms, en-suite facilities to bedroom one and a family bathroom. Externally there is parking for multiple vehicles, double garage and secluded rear garden.

The property is located within 10 miles of Chelmsford, 15 miles of Stansted airport and the M11. The A120 bypass gives access to all these destinations and is just a short drive away. Great Notley is well known with an excellent reputation, complimented by popular schools, Discovery Centre Country Park and the Flitch Way. This covers an area of 100 acres with views across open farmland and links to over 15 miles of walking and cycling paths.





- Substantial Four Bedroom Detached Family Home
- Kitchen/Family Room
- Two Reception Rooms & Conservatory
- Utility Room
- Study
- En-Suite Facilities, Family Bathroom & Cloakroom
- Ample Driveway Parking
- Double Garage
- Secluded Rear Garden
- Immaculately Presented Throughout

Entrance Hall

Stairs rising to first floor, radiator, under stairs cupboard, doors leading to:-

Living Room

17'5" x 12'4" (5.31 x 3.78)

Double glazed window to front. Double glazed french doors leading to conservatory. Radiator, feature marble fireplace housing wood burner with an electric fan.

Conservatory

13'10" x 10'9" (4.24 x 3.3)

Double glazed windows, Double glazed french doors leading to rear garden. Radiator. Double glazed door to hallway.

Kitchen/Family Room

23'3" x 18'2" (7.11 x 5.56)

Double glazed window to side. Double glazed French doors leading to rear garden. Door to side and driveway. Luxury Fitted kitchen with a range of matching wall and base units, granite work surfaces. Integral oven, microwave and plate warmer. Sink and drainer unit. Central island unit. Integrated four ring induction hob, modern extractor canopy over, integral dishwasher, space for American fridge/freezer, radiator and tiled flooring.

Utility Room

13'3" x 5'2" (4.06 x 1.6)

Door to rear garden. Fitted with a range of base and eye level units with work surface over, inset one and half bowl stainless steel sink drainer unit, plumbing for washing machine, space for dryer, cupboard housing wall mounted boiler, tiled floor, door to:

Dining Room

15'5" x 9'6" (4.7 x 2.92)

Dual Aspect double glazed windows to front and side, radiator.

Study

8'5" x 8'2" (2.59 x 2.49)

Double glazed window to side, radiator.

Cloakroom

White suite comprising low level WC and wash hand basin, radiator, tiled flooring and extractor fan.

First Floor Landing

Double glazed window to front, stairs rising from hallway, cupboard housing hot water cylinder and radiator.





Bedroom One

13'8" x 13'5" (4.17 x 4.11)
Double glazed window to side, double glazed sky light window, extensive range of fitted wardrobes and drawer units, radiator, door leading to:

En-Suite

Double glazed window to side. White suite comprising low level WC and wash hand basin. Walk in shower cubicle, heated towel rail, tiled flooring and granite surfaces.

Bedroom Two

10'7" x 9'8" (3.25 x 2.97)
Double glazed window to front. Radiator. Three built in double wardrobes.

Bedroom Three

8'9" x 7'4" (2.69 x 2.24)
Double glazed window to front. Radiator, built in cupboard.

Bedroom Four

12'5" x 7'3" (3.81 x 2.21)
Double glazed window to rear. Radiator, fitted double wardrobe.

Family Bathroom

Obscure double glazed window to side. White suite

comprising low level WC and wash hand basin. Panelled enclosed bath, walk in shower cubicle.

Rear Garden

The rear garden commences with a large patio area perfect for entertaining leading to artificial lawn and enclosed by panel fencing. At the side of the garden is a further raised seating area with a gate granting access to the driveway.

Driveway Parking & Front Garden

Well tendered gardens, spacious driveway providing parking for multiple vehicles, with shrub borders and retained wrought iron railings.

Double Garage

Two up and over doors to front, eaves storage and power and lighting connected.

