



Rydal Way, Great Notley, Braintree, CM77 7UG

welcome to

Rydal Way, Great Notley, Braintree

GUIDE PRICE £425,000-£450,000 William H Brown are pleased to offer this deceptively spacious four bedroom detached family home situated in the sought after White Court Development within a short walking distance to all the amenities in Great Notley Garden Village & excellent links to A120 / A131.



Entrance Porch

Door leading to

Ground Floor Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Lounge

16' 8" x 13' (5.08m x 3.96m)

Double glazed window to front aspect. Two radiators. Stairs to first floor. Carpets. Pendant lighting.

Kitchen / Dining Room

17' max x 11' 5" max (5.18m max x 3.48m max)

Double glazed window to side aspect. Double glazed sliding patio door to conservatory. Double glazed door to rear garden. Rang of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. ?cooker with overhead extractor fan. Plumbing and space for dishwasher and washing machine. Radiator.

Conservatory

9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed windows all around. Double glazed sliding patio doors to rear garden. Radiator. Pendant lighting.

Study

9' 7" x 11' 2" (2.92m x 3.40m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Playroom

11' max x 9' 9" max (3.35m max x 2.97m max)

Two double glazed windows to side and rear aspect. Radiator. Carpets. Pendant lighting.

Landing

Double glazed window to side aspect. Loft access. Storage cupboard.

Bedroom One

14' x 10' 2" (4.27m x 3.10m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom Two

13' 4" x 9' 2" (4.06m x 2.79m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom Three

9' 2" x 11' 2" (2.79m x 3.40m)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bedroom Four

9' 9" x 7' 3" (2.97m x 2.21m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with overhead electric shower. Hand wash basin and low level WC incorporated in a vanity unit. Heated towel rail.

Garden

Commencing with a patio area. Remainder laid to lawn. Tree and shrub borders. Enclosed by panel fencing. Side access.

Parking

Garage. Driveway providing off street parking.



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welcome to

Rydal Way, Great Notley, Braintree

- Deceptively Spacious Four Bedroom Detached House
- Situated on the Sought after White Court Development
- Three Reception Rooms
- Conservatory
- Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£425,000 - £450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR108181 - 0003

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