



Queenborough Grove, Great Notley, BRAINTREE, CM77 7GR



welcome to

Queenborough Grove, Great Notley, BRAINTREE

William H Brown are pleased to offer this substantial seven bedroom detached three story family home situated in the sought after location of Great Notley Garden Village within walking distance to Tesco's and other local amenities and easy access to A120 / A131.



Hallway

Tiled flooring. Stairs to first floor. Under stairs cupboard.

Cloakroom

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

Lounge

18' 8" x 11' 6" (5.69m x 3.51m)

Double glazed window to front aspect. Double glazed French doors to rear garden. Laminate flooring. Two radiators. Feature fireplace with log burner.

Dining Room

11' 2" x 11' 7" (3.40m x 3.53m)

Double glazed window to front aspect. Radiator. Engineered oak flooring.

Kitchen / Breakfast Room

15' 4" x 18' 7" (4.67m x 5.66m)

Double glazed window to rear aspect. Double glazed door to rear aspect. Range of base and eye level units with granite work surfaces incorporating a one and a half sink drainer with hot and cold mixer taps. Space for American style fridge freezer. Plumbing for dishwasher. Space for range cooker. Extractor fan, Integrated coffee machine. Space for microwave. Breakfast bar island with cupboards and pop up socket unit Veridical radiator. Luxury vinyl flooring.

Utility Room

Obscure double glazed window to side aspect. Range of units incorporating a stainless steel sink drainer. Plumbing and space for washing machine, Space for vented tumble dryer. Cupboard housing boiler.

First Floor Landing

Radiator. Stairs to second floor. Airing cupboard.

Bedroom One

13' 10" x 9' 7" (4.22m x 2.92m)

Double glazed window to front aspect. Radiator. Range of fitted full length wardrobes together with matching dresser and bedside cabinets. Built in cupboard.

En-Suite

Obscure double glazed window to side aspect. large walk in shower, hand wash basin. low level WC.

Bedroom Two

8' 9" x 12' 2" (2.67m x 3.71m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

12' 11" x 9' 7" (3.94m x 2.92m)

Double glazed window to rear aspect. Radiator.

Jack & Jill Bathroom

Obscure double glazed window to side aspect. Radiator. Walk in shower. Low level WC. Pedestal hand wash basin. Radiator. Situated between bedrooms three and four.

Bedroom Four

11' 3" x 12' 1" (3.43m x 3.68m)

Double glazed window to front aspect. Radiator. (Currently being used as an office).

Bathroom

Obscure double glazed window to front aspect. Walk in shower cubicle. Panel enclosed bath with hot and cold mixer taps. Low level WC. Pedestal hand wash basin. Radiator.

Second Floor Landing

Build in cupboard. Skyline window. Loft access.

Bedroom Five

11' 9" x 11' 6" (3.58m x 3.51m)

Double glazed window to front aspect. Radiator.

Bedroom Six

8' 4" x 11' (2.54m x 3.35m)

Double glazed window skyline window. Radiator.

Bedroom Seven

8' 6" x 11' 7" (2.59m x 3.53m)

Double glazed window to front aspect. Radiator. Build in double wardrobes.

Shower Room

Walk in shower. Low level WC. Pedestal hand wash basin.

Garden

Low maintenance landscaped rear garden. Two raised decking seating areas. Enclosed by Panel fencing.

Parking

Driveway providing off street parking for several cars. Double garage.



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welcome to

Queenborough Grove, Great Notley, BRAINTREE

- 7 Bedroom Detached House
- Well Presented Throughout
- 3 Bathrooms
- En-Suite to Master
- Double Garage

Tenure: Freehold EPC Rating: Awaiting

offers in excess of
£700,000



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.floorplans.com.



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postcode not the actual property

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Property Ref:
BTR108942 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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