



Pintail Crescent, Great Notley, Braintree, CM77 7WR

welcome to

Pintail Crescent, Great Notley, Braintree

**** GUIDE PRICE £700,000 - £750,000 **** William H Brown are proud to offer stunning well presented 6 double bedroom family home ideally situated in the sought after Great Notley Village just a short walk to all local shops, amenities and popular schools. **VIEWINGS ARE STRONGLY RECOMMENDED.**



Ground Floor Accommodation

Entrance Hall

Stairs to first floor. Under stairs cupboard. Radiator. Wooden flooring.

Cloakroom

Obscure double glazed window to front aspect with fitted shutters. Low level WC. Pedestal hand wash basin. Radiator. Wooden flooring.

Lounge

19' 6" x 11' 7" (5.94m x 3.53m)
Double glazed bay window to front aspect with fitted shutters, Feature fireplace with gas fire. Bi-fold door leading to kitchen / family room. Carpets.

Dining Room

11' 7" x 10' 4" (3.53m x 3.15m)
Double glazed window to front aspect with fitted shutters. Radiator. Carpets.

Kitchen / Family Room

24' 7" x 14' (7.49m x 4.27m)
Double glazed window to rear aspect. Skylight window. Range of matching base and eye level units with granite work surface incorporating a sink drainer with hot and cold mixer tap. Water softener. Two built in ovens, wine cooler and coffee machine. Induction hob with overhead extractor fan. Space for American style fridge freezer. Integrated dishwasher. Floating island. Radiator. Tiled flooring. Bi-Fold door across rear aspect onto garden.

Utility Room

Range of matching base and eye level unit with work surface over incorporating a sink drainer with hot and cold mixer taps. Plumbing and space for washing machine and tumble dryer. Wall mounted boiler in cupboard. Radiator. Tiled flooring. Door to side aspect.

First Floor Accommodation

Landing

21' 10" x 9' 2" (6.65m x 2.79m)
Double glazed window to rear aspect. Stairs leading to second floor. Airing cupboard. Two radiators. Carpets. Sunken spotlights.

Bedroom One

14' 2" x 11' 7" max (4.32m x 3.53m max)
Double glazed window to rear aspect. Built in wardrobes. Radiator. Carpets.

En-Suite

Obscure double glazed window to side aspect. Enclosed tiled double shower. Vanity hand wash basin. Shaver point. Extractor fan. Heated towel rail. Tiled flooring. Sunken spotlights.

Bedroom Two

16' 1" x 10' 1" max (4.90m x 3.07m max)
Double glazed windows to front aspect with fitted shutters. Built in wardrobes. Radiator. Carpets.

Bedroom Three

14' 1" x 11' 8" (4.29m x 3.56m)
Double glazed bay window to front aspect with fitted shutters. Double glazed window to rear aspect with fitted shutters. Built in wardrobe. Two radiator. Carpets. Sunken spotlights.

Bedroom Four

12' 5" x 10' 8" max (3.78m x 3.25m max)
Double glazed bay window to front aspect with fitted shutters. Built in wardrobes. Radiator. Carpets.

Family Bathroom

Obscure double glazed window to side aspect. Full tiled double shower. Freestanding bath with central mixer tap and shower attachment. Inset WC. Vanity hand wash basin. Extractor fan. Heated towel rail. Tiled flooring. Sunken spotlights.

Second Floor Accommodation

Landing

Double glazed window to rear aspect. Carpets.

Bedroom Five

21' x 10' max (6.40m x 3.05m max)
Two Velux windows to front aspect. Fitted storage units. Radiator. Carpets. Vaulted ceiling with sunken spotlights. Restricted head height.

En-Suite

Velux window to front aspect. Fully tiled double shower. Low level WC. Pedestal hand wash basin. Extractor fan. Heated towel rail. Tiled flooring. Sunken spotlights.

Bedroom Six

22' x 9' (6.71m x 2.74m)
Double glazed window to rear aspect and a Velux window either side. Radiator. Carpets. Sunken spotlights. Restricted head height.

Rear Garden

Unoverlooked and of generous size rear garden comprising of patio seating area and remainder laid to lawn with mature shrub border. Pergola with hot tub to the rear of the double garage with raised decking area. Enclosed by panel fencing. Access to double garage and open access to gated driveway.

Parking

Gated driveway with parking for four vehicles leading to detached set-back double garage, fitted with power, lighting and up and over doors.

Garage

20' 2" x 17' 8" (6.15m x 5.38m)



view this property online williamhbrown.co.uk/Property/BTR109342



welcome to

Pintail Crescent, Great Notley, Braintree

- 6 Double Bedroom Family Home
- 24' Kitchen Family Room
- Accommodation Over Three Floors
- Two En-Suites
- Unoverlooked Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

£700,000 - £750,000



Ground Floor



First Floor



Second Floor



Garage

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.focusagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109342



Property Ref:
BTR109342 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk