



**Ridings Avenue, Great Notley, BRAINTREE, CM77 7ZP**

william  
h brown

welcome to

## Ridings Avenue, Great Notley, BRAINTREE

GUIDE PRICE £575,000–£600,000 A standout opportunity to secure a spacious six-bedroom detached home in the heart of Great Notley Garden Village — one of the area's most in-demand locations. With top schools, great amenities, and fast links to Chelmsford, this is the kind of property buyers wait for.



## **Entrance Hall**

Radiator. Stairs to first floor. Storage cupboard.

## **Cloakroom**

5' 6" x 2' 6" ( 1.68m x 0.76m )

Low level WC. Wall mounted hand wash basin.

## **Lounge**

18' 1" x 11' 6" max ( 5.51m x 3.51m max )

Double glazed window to front aspect. Double glazed French doors to rear garden. Two radiators. Feature fire place with gas fire (not tested)

## **Snug**

10' 7" x 8' 4" ( 3.23m x 2.54m )

Double glazed French doors to rear garden. Radiator.

## **Kitchen / Diner**

20' 4" max x 10' 9" ( 6.20m max x 3.28m )

Double glazed French doors to rear garden. Two double glazed windows to rear and side aspect.

Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Space for range cooker and over head extractor fan. Plumbing and space for washing machine and dishwasher.

## **Landing**

Double glazed window to front aspect. Stairs to second floor. Doors leading to.

## **Bedroom One**

17' 2" x 14' 3" ( 5.23m x 4.34m )

Restricted head height. Two double glazed windows to side aspect. Double glazed window to front aspect. Radiator. Two built in cupboards. Dressing Room with built in triple wardrobes.

## **En-Suite**

9' x 8' 7" ( 2.74m x 2.62m )

Obscure double glazed window to rear aspect. Walk in double shower cubicle. Low level WC. Vanity hand wash basin. Radiator.

## **Bedroom Four**

11' 8" x 11' 7" max ( 3.56m x 3.53m max )

Double glazed window to rear aspect. Radiator.

## **Bedroom Five**

13' 4" x 8' 3" ( 4.06m x 2.51m )

Double glazed window to rear aspect. Radiator.

## **Bedroom Six**

10' 6" x 5' 10" ( 3.20m x 1.78m )

Two double glazed windows to side aspect. Radiator.

## **Bathroom**

Obscure double glazed window to rear aspect. Roll top bath with hot and cold mixer tap and shower attachment. Low level WV. Wall mounted hand wash basin vanity unit. Heated towel rail. Storage cupboard.

## **Second Floor Landing**

6' 11" x 9' ( 2.11m x 2.74m )

Double glazed skyline window to rear aspect. Double glazed window to front aspect. Radiator.

## **Bedroom Two**

13' 2" x 11' 7" ( 4.01m x 3.53m )

Restricted head height. Two double glazed skyline windows to rear aspect. Two double glazed windows to side aspect. Radiator. Two eaves storage's.

## **Bedroom Three**

14' max x 10' 9" ( 4.27m max x 3.28m )

Restricted head height. Two double glazed skyline windows to rear aspect. Obscure double glazed window to side aspect. Radiator.

## **Rear Garden**

Landscaped rear garden with large covered decking areas, generous outbuildings ideal for a home office / studio and fitted bar with WC. Garden is well maintained.

## **Cabin**

14' 3" max x 16' 3" ( 4.34m max x 4.95m )

## **Bar**

11' 3" x 7' 6" max ( 3.43m x 2.29m max )

## **Parking**

Driveway providing off street parking for multiple cars

## **Double Garage**

17' 3" x 17' 3" ( 5.26m x 5.26m )

Power and lighting, Two electric roller shutters. Wall mounted boiler. Door to garden.



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## Ridings Avenue, Great Notley, BRAINTREE

- Six Bedroom Detached Family Home
- En-Suite
- Well Presented Throughout
- Sought After Village Location
- Off Street Parking for Multiple Cars

Tenure: Freehold EPC Rating: C

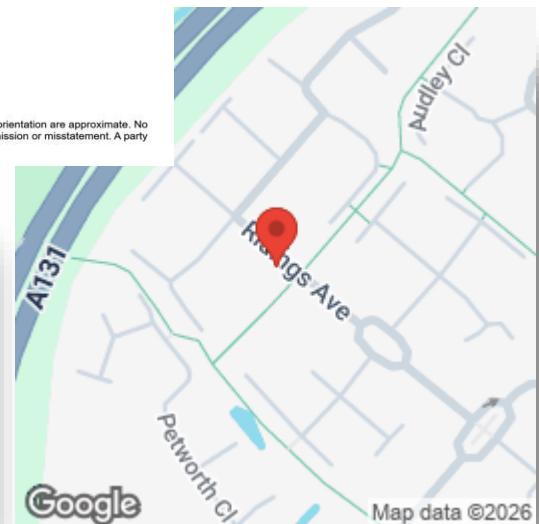
Council Tax Band: F

guide price

**£575,000 - £600,000**



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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