



Grantham Avenue, Great Notley Braintree CM77 7FP

 william
h brown

welcome to

Grantham Avenue, Great Notley, Braintree

GUIDE PRICE £650,000-£700,000 William H Brown are proud to offer this exceptional five bedroom family home in the Heart of Great Notley over three floors, featuring multiple reception room, master suite and a beautiful landscaped garden. This property is perfect for those seeking luxury.



Hallway

Storage cupboard. Stairs to first floor. Radiator. Tiled flooring.

Cloakroom

Low level WV. Wall mounted hand wash basin. Radiator.

Lounge

20' 4" x 10' 6" (6.20m x 3.20m)
Double glazed window to front aspect. Radiator. Wood effect flooring. Feature fireplace with gas log burner effect. Opening to:-

Conservatory

9' 9" x 28' (2.97m x 8.53m)
Double glazed windows and triple French doors leading to rear garden. Tiled flooring.

Kitchen

18' 6" max x 10' 2" (5.64m max x 3.10m)
Double glazed window to front aspect. Range of bespoke wall and base units with granite work surface over incorporating an inset ceramic oval butler sink with hot and cold mixer tap. Range cooker included. Overhead extractor fan. Wine cooler. Water softener. Integrated appliances. Radiator. Tiled flooring. Insert spotlights.

Dining Room

14' 11" x 9' 1" (4.55m x 2.77m)
Double glazed windows to side aspect. Double glazed Bi-fold doors to rear garden. Radiator. Wood effect flooring. Door leading to integral garage.

Landing

Double glazed window. Stairs to second floor. Storage cupboard. Radiator. Carpets. Doors leading to:-

Bedroom One

20' x 22' 8" max (6.10m x 6.91m max)
L-shaped Double glazed window to rear aspect. Fitted wardrobe. Radiator. Opening to dressing room area. Radiator. Carpets. Door leading to:-

En-Suite

8' 6" x 8' 6" (2.59m x 2.59m)
Obscure double glazed window to rear aspect. Freestanding luxury bath with central hot and cold mixer tap and shower attachment. Vanity hand wash basin. Heated towel rail. Walk in shower cubicle. Part tiled walls. Tiled flooring.

Bedroom Four

12' 2" x 10' 10" (3.71m x 3.30m)
Double glazed window to rear aspect. Radiator. Carpets.

Bedroom Five

6' 11" x 10' 10" (2.11m x 3.30m)
Double glazed window to front aspect. Radiator. Built in wardrobe. Carpets.

Bathroom

6' 11" max x 10' 10" (2.11m max x 3.30m)
Obscure double glazed window to front aspect. P-shaped bath with hot and cold mixer tap and overhead shower. Vanity unit incorporating low level WC hand and wash basin. Part tiled walls. Tiled flooring.

Landing

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

Bedroom Two

15' 1" x 8' 6" (4.60m x 2.59m)
Double glazed window to rear and side aspect. Radiator. Inset spotlights. Radiator. Carpets.

Bedroom Three

15' 1" x 10' 10" (4.60m x 3.30m)
Double glazed windows to front and rear aspect. Radiator. Loft access. Carpets. Built in wardrobes.

Shower Room

5' 11" x 5' 11" (1.80m x 1.80m)
Obscure double glazed window to front aspect. Walk in shower cubicle. Low level WC. Wall mounted hand wash basin. Heated towel rail.

Garden

Landscaped rear garden which provides a private haven, framed by a brick wall for added seclusion. Mostly laid to lawn, it includes patio areas and a walkway leading to a side return featuring hot tub and gazebo. Side access gate.

Parking

Driveway providing off street parking for multiple cars. EV charger.

Garage

17' 1" x 8' 10" (5.21m x 2.69m)
Electric remote control door. Power and lighting.



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welcome to

Grantham Avenue, Great Notley, Braintree

- Detached Family Home
- Five Double Bedroom
- Four Bathrooms
- Stunning Master Suite & Dressing Room
- Decorated to a High Standard

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G



guide price

£650,000 - £700,000

Total floor area 228.5 m² (2,460 sq.ft.) approx
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.propertybox.io



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