



PRESTIGE HOMES

BY HAMILTON PIERS



48 Petworth Close, Great Notley, Braintree, Essex, CM77 7XS

****NO ONWARD CHAIN**** Prestige Homes by Hamilton Piers are delighted to introduce the opportunity to acquire this VERSATILE and substantial SIX DOUBLE bedroom family residence, boasting an impressive 34' VAULTED kitchen/family room, 25' TRIPLE ASPECT lounge with 18ft vaulted ceiling and open fireplace plus an UNOVERLOOKED & recently re-landscaped rear garden. Benefiting from a DOUBLE GARAGE (potential to convert*) and further driveway for 2-3 vehicles, EN-SUITE & dressing room to master plus two further bathrooms & d/stairs cloakroom, plus a sizeable dining room and utility. Offering IMMACULATEDLY PRESENTED living accommodation throughout and ideally positioned on a spacious CORNER PLOT within the prestigious Petworth Close, Great Notley Garden Village. Just a short walk to all local shops/amenities, popular schools and with convenient access to A120/M11 & Braintree Town Centre/Station.





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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Secure main entry door flanked by opaque double glazed windows, built-in storage cupboard, tiled flooring and smooth coved ceiling. Double doors to main reception hall.

RECEPTION HALL:

Stairs to first floor, radiator, Amtico flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash back, radiator, LVT flooring and smooth ceiling with sunken spotlights.

LOUNGE:

25'07 x 15'07 (7.80m x 4.75m)

Double glazed Sash windows to front and side aspects, central stone fireplace with log burning stove, radiator, carpeted flooring and smooth vaulted ceiling extending 18ft in height. French doors to rear garden.

DINING ROOM:

16'01 x 9'06 (4.90m x 2.90m)

Double glazed Sash windows to front aspect, two radiators, Amtico flooring and smooth coved ceiling.

KITCHEN / FAMILY ROOM:

34'03 x 16'11 reducing to 13'11 (10.44m x 5.16m reducing to 4.24m)

Double glazed Sash windows to rear aspect and three Velux windows to rear aspect, a series of high quality matching base and wall units, edged work surfaces in Quartz incorporating Villeroy & Boch ceramic sink with central mixer tap, Quooker tap and drainer, Britannia double oven with seven ring gas hob and extractor over, built-in Bosch microwave oven and dishwasher, two tall integrated fridges and two tall integrated freezers, drinks fridge, floating island with additional storage space, two radiators, elevated open fireplace with log burning stove and exposed brick surround, tiled flooring and smooth part-vaulted ceiling with a combination of feature hanging light fittings and sunken spotlights. Vaulted gable rear with full glass fascia and French doors to rear garden.

UTILITY ROOM:

12'03 x 6'06 (3.73m x 1.98m)

Double glazed Sash windows to rear and side aspects, fitted matching base and wall units, work surface incorporating single bowl sink with central mixer tap and

drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, LVT flooring and smooth ceiling. Access into double garage and door to rear garden.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed Sash window to rear aspect, stairs to second floor, double airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

16'09 x 15'01 (5.11m x 4.60m)

Double glazed Sash windows to front aspect, two radiators, carpeted flooring and smooth coved ceiling. Opening to lower level dressing room.

DRESSING ROOM:

18'06 x 8'10 reducing to 3'10 (5.64m x 2.69m reducing to 1.17m)

Double glazed Sash windows to front and side aspects, six double built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

EN-SUITE:

Opaque double glazed Sash window to side aspect, enclosed and fully tiled double shower unit with dual attachments, freestanding Victorian roll top bath with



central mixer tap and shower attachment, His & Hers vanity wash hand basins, extractor fan, radiator with attached heated towel rail, tiled flooring and smooth ceiling.

BEDROOM THREE:

13'06 x 9'09 (4.11m x 2.97m)

Double glazed Sash window to rear aspect, to double built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling. Direct access to Jack & Jill en-suite/family bathroom.

FAMILY BATHROOM:

Accessed via first floor landing and also serving as an en-suite to bedroom three, comprising an opaque double glazed Sash window to rear aspect, enclosed double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, LVT flooring and smooth ceiling with sunken spotlights.

BEDROOM FIVE:

12'08 x 10'03 plus large door recess (3.86m x 3.12m plus large door recess)
Double glazed Sash windows to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM SIX:

10'05 x 9'09 (3.18m x 2.97m)

Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:

Two Velux windows to rear aspect, loft access, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM TWO:

17'02 x 15'04 reducing to 10'01 (5.23m x 4.67m reducing to 3.07m)

L-Shaped room with Velux windows to front and rear aspects with double glazed Sash window to side aspect, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

EN-SUITE SHOWER ROOM:

Velux window to rear aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, LVT flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM FOUR:

Double glazed Sash window to side aspect and Velux to

rear aspect, built-in eaves storage cupboard, two radiators, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and well-proportioned rear garden, positioned on a corner plot and comprising newly landscaped areas inclusive of raised decking area across property rear with remainder mainly laid to lawn and shrubs to border, gated side access.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage (with potential to partially or fully convert) fitted with power, lighting and up & over doors. Further driveway parking for two vehicles.

AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.



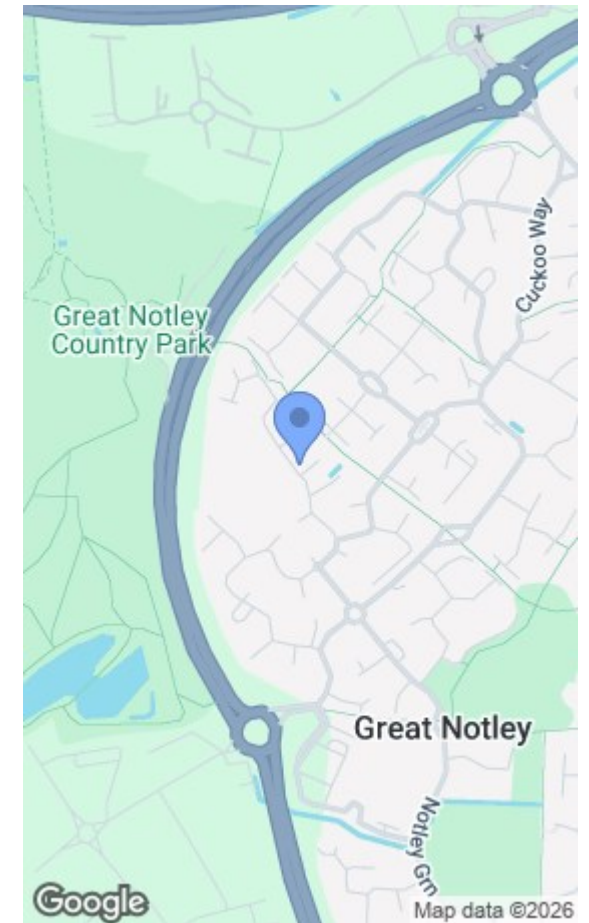






APPROX INTERNAL FLOOR AREA
TOTAL 326 SQ M 3510 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of
this plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

This prestige home is Freehold.

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