



## Stanstrete Field

Braintree, CM77 7PR

Freehold  
Tax Band: C

**Asking Price £325,000**



Benefiting from a generously-sized, UNOVERLOOKED REAR GARDEN with plenty of POTENTIAL TO EXTEND (STPP), a spacious 17' lounge/diner, and a MODERN KITCHEN is this IMMACULATLY presented TWO DOUBLE bedroom end-terrace property. Also offering an entrance porch, REFITTED BATHROOM, driveway parking for TWO CARS, and a CARPORT. Ideally located in the highly regarded Great Notley area, Just a short walk to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120M11 & Chelmsford - Perfect for first time buyers! Contact Hamilton Piers of Great Notley to view!



## GROUND FLOOR ACCOMMODATION:

### FRONT PORCH:

Secure main entry door into front porch leading into lounge/diner, window to front with fitted shutter blinds.

### LOUNGE / DINER:

17'7 x 9'9 (5.36m x 2.97m )

Double glazed window to front aspect with fitted shutter blinds, stairs to first floor, under stairs storage cupboard, radiators, French doors onto rear garden.

### KITCHEN:

7'7 x 7'1 (2.31m x 2.16m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, ceramic hob with extractor hood over, space for fridge/freezer and washing machine.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect with fitted shutter blinds, loft access, airing cupboard, radiator.

### MASTER BEDROOM:

10'7 x 10'0 (3.23m x 3.05m)

Double glazed window to rear aspect, built-in wardrobes & TV, radiator.

### BEDROOM TWO:

10'3 x 7'3 (3.12m x 2.21m)

Double glazed window to front aspect with fitted shutter blinds, radiator.

### BATHROOM:

Opaque double glazed window to rear aspect, recently fitted bathroom suite comprising of panelled bath with shower attachment, low level WC, vanity sink, heated towel radiator, extractor, part tiled.

## EXTERIOR:

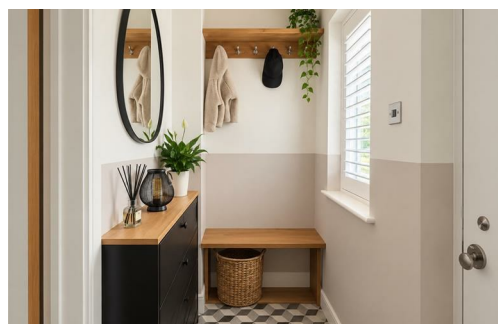
## REAR GARDEN:

Private rear garden enclosed by fencing with raised decking area, partially laid to lawn with further raised decking area to side, shed, gated access to driveway.

## DRIVEWAY AND PARKING:

Carport adjacent to property with driveway parking for two vehicles.

## AGENTS NOTES:



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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