



Campanile Close

Braintree, CM77 7AS

£800,000

Freehold
Tax Band: F



Boasting a GENEROUS PLOT with a GAMES ROOM / BAR, backing onto WOODLAND, within a secluded cul-de-sac is this impressive FOUR DOUBLE BEDROOM detached family home - with extensive driveway parking with ELECTRIC GATES together with a DOUBLE CART LODGE. Further offering an entrance hall & cloakroom, LARGE 23' LOUNGE / FAMILY ROOM, a spacious 20' KITCHEN BREAKFAST RM & utility room and modern EN SUITE to the master bedroom. Located a stone's throw to Great Notley and a short walk to local shops/amenities & popular schools - plus easy access to Braintree Town Centre & Station. Contact Hamilton Piers of Great Notley to view!



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GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor with under stairs storage, Amtico flooring, radiator.

CLOAKROOM:

Vanity hand basin, low level WC, heated towel rail.

LOUNGE / FAMILY ROOM:

23'4 x 12'7 (7.11m x 3.84m)

Double glazed window to front and double doors to rear, radiator, Amtico flooring.

KITCHEN DINER:

20'11" x 11'10" (6.38 x 3.63)

Series of matching wall and base units, quartz worktops, integrated dishwasher, electric hob with extractor hood, integrated double oven, sunken one and a half sink with fluted drainer, Amtico flooring, double glazed doors to side and rear aspect.

UTILITY ROOM:

11'10" x 7'6" (3.63 x 2.31)

Base units, boiler cupboard, worktop, space for washing machine, stainless steel sink with drainer and mixer taps, double glazed window to side, door to rear aspect. Amtico flooring, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft hatch, double glazed window to side.

MASTER BEDROOM:

13'3" x 11'9" (4.06 x 3.60)

double glazed window to side and rear, radiator, door to en-suite.

EN-SUITE:

Walk in double shower, part tiled splashbacks, vanity wash basin, low level WC, tile floor, heated towel rail, extractor fan, opaque double glazed window to side.

BEDROOM TWO:

15'1" x 38'0" x 11'9" (4.62 x 11.60 x 3.60)

double glazed window to rear and front, radiator

BEDROOM THREE:

12'7" x 10'7" x 11'6" (3.86 x 3.23 x 3.53)

Double glazed window to front, radiator.

BEDROOM FOUR:

12'7" x 11'5" (3.86 x 3.50)

fitted wardrobes, radiator, double glazed window to side.

FAMILY BATHROOM:

Panelled bath with up and over shower, vanity hand wash basin, low level wc, heated towel rail, tiled splashbacks.

EXTERIOR:-

FRONT GARDEN:

Two driveways, one blocked paved which leads to the original garage & another leading to electric gates that open up to further parking and a double cart lodge.

REAR GARDEN:

Very generously sized enclosed rear garden surrounded by private woodland, comprising a large patio area to side and rear, remainder laid to lawn, outdoor lighting, outdoor water supply, Pumping station which services the sewage and is annually serviced, access door to games room, cart lodge and gated side access.

GAMES ROOM / STUDIO / BAR:

Games room with bar area and cloakroom with low level WC and wash hand basin. Ideal for those looking to work from home or use as a hobby room/studio.

AGENTS NOTES:

Council Tax band F

If you have any further questions regarding this property, please call Hamilton Piers.



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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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