



Ennerdale Avenue

Braintree, CM77 7UE

Freehold
Tax Band: E

Offers In Excess Of £465,000



Boasting an UNOVERLOOKED & generously-sized rear garden, a spacious 15' kitchen/breakfast room, lounge and DINING/PLAYROOM plus an integral garage (potential to convert) with driveway parking for two vehicles is this EXTENDED & IMMACULATELY PRESENTED four DOUBLE bedroom detached property. Benefiting from a 17' DUAL ASPECT master bedroom (with space to create en-suite), further POTENTIAL TO EXTEND (STPP) and ideally situated in the sought after White Court area of Great Notley - Just a short walk to all local shops/amenities & popular schools with convenient access to A120/M11, Braintree Town Centre/Station & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, radiator, wood flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin, wall-mounted boiler, wood flooring.

LOUNGE:

14'8 x 13'4 (4.47m x 4.06m)

Double glazed window to front aspect, central gas fireplace with surround, radiator, carpeted flooring.

DINING / PLAYROOM:

10'11 x 9'10 (3.33m x 3.00m)

Radiator, carpeted flooring. Patio door to rear garden.

KITCHEN / BREAKFAST ROOM:

15'9 x 10'6 (4.80m x 3.20m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, ceramic hob with extractor hood over, space for fridge/freezer and washing machine, radiator, wood flooring. Access door into garage and door to side aspect leading to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

17'11 x 8'10 (5.46m x 2.69m)

Double glazed windows to front and rear aspects, fitted wardrobes and drawers, radiator, carpeted flooring.

BEDROOM TWO:

13'1 x 10'5 (3.99m x 3.18m)

Double glazed window to front aspect, two built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

13'6 x 9'0 (4.11m x 2.74m)

Double glazed window to rear aspect, fitted storage cupboards, radiator, wood flooring.

BEDROOM FOUR:

12'0 x 9'11 (3.66m x 3.02m)

Double glazed windows to rear aspect, fitted inset wash hand basin, radiator, carpeted flooring.

SHOWER ROOM:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin, radiator, wood flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously-sized rear garden, enclosed by fencing and comprising a patio area which extends across the property rear with remainder mainly laid to lawn, two greenhouses, large timber built Summer House, gated side access.

GARAGE, DRIVEWAY & PARKING:

Integral single garage (potential to convert*) fitted with power, lighting and up & over door. Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact 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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