



## Thresher Rise

Freehold  
Tax Band: D

Great Notley, Braintree, CM77 7WN

**Offers In Excess Of £550,000**



Boasting an UNOVERLOOKED & RE-LANDSCAPED rear garden with OUTSIDE OFFICE/GARDEN ROOM, a spacious 20' l-shaped kitchen/diner, BAY-FRONTED lounge plus an EN-SUITE to master, family bathroom, top floor shower room & d/stairs cloakroom is this EXTENDED five bedroom detached property. Benefiting from a single garage (potential to convert\*) and off-street parking for 5-6 CARS, well-proportioned living space set over three floors and tucked away in a MEWS POSITION within the highly regarded Great Notley Garden Village. Just a short walk to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Call Hamilton Piers of Great Notley to view!



# Thresher Rise, Great Notley, Braintree, CM77 7WN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, double glazed window to side aspect, stairs to first floor, radiator, wood flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin, radiator, wood flooring.

### LOUNGE:

13'0 x 11'1 (3.96m x 3.38m)

Double glazed bay window to front aspect (fitted with shutters), radiator, wood flooring.

### KITCHEN / DINER:

20'3 max x 18'1 max (6.17m max x 5.51m max)

Double glazed window and Velux window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, two built-in ovens, gas hob with extractor hood over, space for American fridge/freezer and dishwasher, breakfast bar with additional fitted storage cupboards, wine cooler, opening to rear utility area.

### UTILITY AREA:

Fitted base units, edged work surface incorporating single bowl sink with central mixer tap, space for fridge/freezer, washing machine and tumble dryer, tiled flooring. French doors to rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, stairs to second floor, radiator, carpeted flooring.

### MASTER BEDROOM:

10'10 x 8'10 plus recess into wardrobes (3.30m x 2.69m plus recess into wardrobes)

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

### EN-SUITE:

Enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

### BEDROOM FOUR:

12'8 reducing to 9'4 x 10'7 plus door recess (3.86m reducing to 2.84m x 3.23m plus door recess)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM FIVE:

9'6 x 9'3 reducing to 7'2 (2.90m x 2.82m reducing to 2.18m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed windows to front and side aspects, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, carpeted flooring.

### BEDROOM TWO:

14'8 x 9'10 (4.47m x 3.00m)

Double glazed window to side aspect, radiator, carpeted flooring.

### BEDROOM THREE:

14'8 x 8'8 (4.47m x 2.64m)

Double glazed window to side aspect, radiator, carpeted flooring.

### SHOWER ROOM:

Enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin, heated towel rail, built-in eaves storage cupboard, radiator, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and re-landscaped to comprise patio areas to garden front and rear, central area laid to artificial lawn, gated side access.

### OFFICE / GARDEN ROOM:

15'0 x 7'6 (4.57m x 2.29m)

Detached multi-purpose outbuilding (currently a bar and seating area) fitted with secure service door, part-glazed French doors opening onto rear patio area, power, lighting and plumbing.

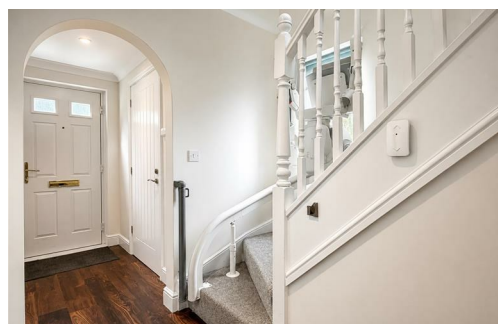
### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway for two vehicles with additional private parking to property frontage for a further three vehicles.

## AGENTS NOTES:

Council Tax Band: D

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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