HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Queenborough Lane

Freehold
Tax Band: D

Braintree, CM77 7QE

Guide Price £500,000

4 3 1

Boasting NO ONWARD CHAIN, a sizeable plot with a 100' REAR GARDEN and having been RECENTLY RE-MODERNISED THROUGHOUT is this spacious, EXTENDED and modern semi-detached bungalow with FOUR DOUBLE BEDROOMS... plus DRESSING ROOM & EN SUITE to the master suite. Further offering a DETACHED GARAGE & WORKSHOP (potential to convert*), generous driveway for multiple vehicles, a SUBSTANTIAL 25' LOUNGE, refitted 21' KITCHEN breakfast room and further POTENTIAL TO EXTEND (STPP). Ideally situated in the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities, bus routes & Braintree Town Centre/Station - Call Hamilton Piers of Great Notley to view!







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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, Stairs to first floor, storage cupboards, radiator.

KITCHEN BREAKFAST ROOM:
21'0 x 11'3 max (6.40m x 3.43m max)
Double glazed window to side and rear aspect, a series of refitted base and wall units, quartz work surfaces, inset stainless steel sink & drainer with central mixer tap, built in appliances incorporating AEG double oven, full size integrated fridge and freezer, integrated dishwasher, washing machine & dishwasher. Kitchen island with induction hob and extractor over, cupboard housing boiler, door to side aspect, Amtico flooring.

LOUNGE DINER:
25'7 x 12'0 max (7.80m x 3.66m max)
Double glazed french doors to rear aspect, log burner, radiator.

CLOAKROOM:
Inset low level WC, vanity hand wash basin with tiled splashback, Extractor fan.

BEDROOM TWO:
13'15 x 12'10 max (3.96m x 3.91m max)
Double glazed window to front and side aspect, built in wardrobe.

BEDROOM THREE:
12'11 x 12'0 max (3.94m x 3.66m max)
Double glazed window to front aspect, built in wardrobe, radiator.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, fully tiled, panelled bath with central mixer tap, corner shower cubicle, low level WC, hand basin, heated towel rail, extractor fan, shaving points.

FIRST FLOOR ACCOMMODATION:

MASTER BEDROOM:
13'11 x 10'9 (4.24m x 3.28m)
Velux windows to front and rear aspect, eves storage, radiator.

DRESSING ROOM:
9'1 x 6'3 (2.77m x 1.91m)
Velux windows to front and rear aspect, fitted wardrobes.

EN-SUITE:
Fully tiled walk in double shower cubicle, vanity wash basin, low level WC, towel radiator, shaving points, eves storage.

EXTERIOR:

REAR GARDEN:
100' rear garden, fully enclosed by fencing mainly laid to lawn with patio and pergola seating area to the immediate rear of property, flower/shrub borders, outside tap, workshop with power and lighting, window to rear. Access to garage & workshop, access gate to side aspect.

GARAGE & DRIVEWAY PARKING:
Detached garage fitted with power, lighting and up & over door. Driveway parking for multiple 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.