



## Petworth Close

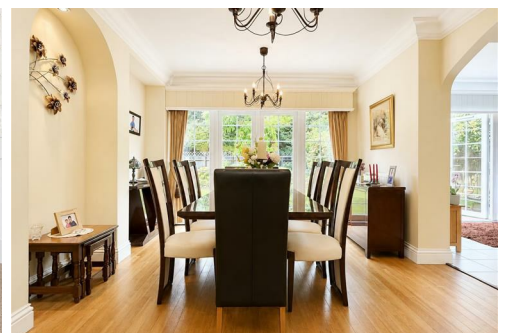
Braintree, CM77 7XS

Freehold  
Tax Band: G

**Guide Price £875,000**



Boasting an UNOVERLOOKED & wonderfully established rear garden, integral DOUBLE GARAGE (potential to convert\*) with driveway parking plus a 23' DUAL ASPECT bay-fronted lounge and DINING/PLAYROOM is this very well presented EXECUTIVE SIX DOUBLE bedroom detached property. Benefiting from an EN-SUITE and TWO JACK & JILL BATHROOMS plus d/stairs cloakroom, spacious 23' dual aspect kitchen/breakfast room with UTILITY room and VERSATILE living space set over three floors. Ideally tucked away in a CUL-DE-SAC position within the highly regarded Great Notley Garden Village, a short walk to all local shops/amenities & popular schools. Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Call Hamilton Piers, Great Notley's leading local property experts, to view!



# Petworth Close, Braintree, CM77 7XS

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, built-in storage cupboard, two radiators, wood flooring.

### CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, tiled flooring.

### LOUNGE:

23'8 x 12'5 (7.21m x 3.78m)

Double glazed bay window to front aspect (fitted with shutters) and double glazed windows to rear aspect, central gas fireplace with surround, three radiators, carpeted flooring. French doors to rear aspect.

### DINING / PLAYROOM:

14'1 x 12'5 (4.29m x 3.78m)

Double glazed windows to rear aspect, radiator, wood flooring. French doors to rear aspect and archway opening to kitchen/breakfast room.

### KITCHEN / BREAKFAST ROOM:

23'9 x 10'9 (7.24m x 3.28m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated dishwasher, breakfast bar, radiator, tiled flooring. Velux windows to rear aspect and French doors to rear garden.

### UTILITY ROOM:

14'1 x 5'7 (4.29m x 1.70m)

Double glazed window to side aspect, fitted base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap, space for American fridge/freezer, washing machine and tumble dryer, radiator, tiled flooring. Access door to double garage and secure door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, stairs to second floor, built-in double airing cupboard, two radiators, carpeted flooring.

### MASTER BEDROOM:

22'7 x 12'5 (6.88m x 3.78m)

Double glazed windows to front and side aspects, three built-in double wardrobes, radiator, carpeted flooring and vaulted ceiling.

### EN-SUITE:

Opaque double glazed window to side aspect, freestanding Victorian roll-top bath with central mixer tap and shower attachment, enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin, radiator, vinyl flooring.

### BEDROOM TWO:

13'3 x 11'1 (4.04m x 3.38m)

Double glazed window to rear aspect, a series of fitted wardrobes and storage drawers, radiator, carpeted flooring.

### BEDROOM THREE:

12'7 x 10'4 (3.84m x 3.15m)

Double glazed window to rear aspect, built-in storage cupboard, radiator, carpeted flooring.

## JACK & JILL EN-SUITE / FAMILY BATHROOM:

Opaque double glazed window to rear aspect, fully tiled double shower unit set behind glass enclosure, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

### BEDROOM SIX:

12'6 x 6'1 (3.81m x 1.85m)

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

## SECOND FLOOR ACCOMMODATION:

### LANDING:

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

### BEDROOM FOUR:

13'8 x 11'8 (4.17m x 3.56m)

Double glazed windows to side aspect and Velux windows to rear aspect, built-in wardrobe, radiator, carpeted flooring and vaulted ceiling.

### BEDROOM FIVE:

12'8 x 10'5 (3.86m x 3.18m)

Double glazed windows to side aspect and Velux windows to rear aspect, built-in eaves storage cupboard, radiator, carpeted flooring and vaulted ceiling.

## JACK & JILL SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and well-established rear garden comprising patio area extending across property rear and sides, remainder mainly laid to lawn with mature trees to border and a variety of flowering plants and shrubs, pergola over seating area, access to garage and gated side access.

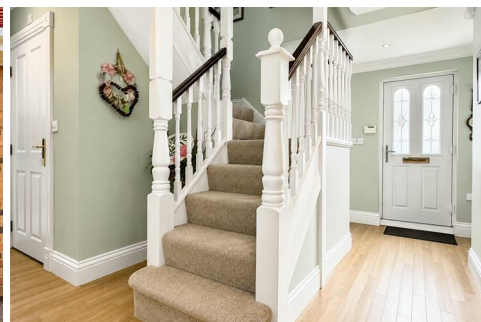
## DOUBLE GARAGE & DRIVEWAY PARKING:

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

## AGENTS NOTES:

Council Tax Band: G

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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