HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Ickworth Close

Freehold
Tax Band: G

Braintree, CM77 7ZY

Offers In Excess Of £825,000

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Prestige Homes by Hamilton Piers are delighted to offer for sale this IMMACULATELY PRESENTED executive detached property, boasting an UNOVERLOOKED & beautifully landscaped rear garden, FIVE DOUBLE bedrooms with a dressing room to master bedroom plus FOUR bathrooms, d/stairs cloakroom and a detached DOUBLE GARAGE (potential to convert) with driveway parking for 4 vehicles. Benefiting from a FULL RENOVATION & MODERNISATION, a stunning 21' DUAL ASPECT kitchen/dining/family room with UTILITY room and a 21' DUAL ASPECT lounge with log burner and DINING/PLAYROOM. Offering VERSATILE living accommodation set over three floors and ideally tucked away in a CUL-DE-SAC position in the highly regarded Great Notley Garden Village. Just a short walk to all local shops/amenities & popular schools with convenient access to A120/M11 and Braintree Town Centre/Station. Call Prestige Homes of Great Notley to view!

PRESTIGE HOMES
BY HAMILTON PIERS





Ickworth Close, Braintree, CM77 7ZY

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

GROUND FLOOR ACCOMMODATION:

RECEPTION HALL:
Composite secure main entry door, tiled flooring, access to cloakroom and double doors into inner hall.

CLOAKROOM:
Inset WC, vanity wash hand basin, radiator, tiled flooring.

INNER HALL:
Stairs to first floor, under stairs storage cupboard, built-in double storage cupboard, radiator, tiled flooring.

LOUNGE:
21'3 x 12'6 (6.48m x 3.81m)
Double glazed window to front aspect, central fireplace with multi-fuel stove, two radiators, tiled flooring. Double doors to rear garden.

DINING / PLAYROOM:
15'0 x 11'7 (4.57m x 3.53m)
Double glazed windows to front and side aspects, radiator, tiled flooring.

KITCHEN / DINING / FAMILY ROOM:
21'3 x 13'9 (6.48m x 4.19m)
Double glazed windows to side aspects, a series of high quality fitted matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster double oven with gas hob and extractor hood over, space for dishwasher, floating island with fitted storage cupboards and built-in wine cooler, three radiators, tiled flooring. Bi-folding doors to side and rear aspects.

UTILITY ROOM:
8'0 x 5'11 (2.44m x 1.80m)
A series of fitted matching base and wall units, space for American fridge/freezer, integrated washing machine and tumble dryer, wall-mounted boiler (in cupboard), built-in storage cupboard (housing laundry chute), radiator, tiled flooring. Composite secure barn door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to rear aspect, stairs to second floor, built-in double storage cupboard (housing laundry chute), radiator, carpeted flooring.

MASTER BEDROOM:
15'0 x 12'6 (4.57m x 3.81m)
Double glazed windows to side and front aspects, radiator, carpeted flooring. Access to en-suite and opening to dressing room.

DRESSING ROOM:
9'11 x 6'2 (3.02m x 1.88m)
Double glazed windows to front aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:
12'5 x 6'3 (3.78m x 1.91m)
Opaque double glazed window to rear aspect, freestanding bath with central mixer tap and shower attachment, enclosed and fully tiled corner shower unit, natural stone feature wall with LED lighting, inset WC, inset wash hand basin, radiator, tiled flooring.

BEDROOM TWO:
14'11 x 13'10 (4.55m x 4.22m)
Double glazed windows to side and rear aspects, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:
8'8 x 7'8 (2.64m x 2.34m)
Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin, radiator, tiled flooring.

BEDROOM THREE:
13'5 x 11'0 (4.09m x 3.35m)
Double glazed windows to front and side aspects, radiator, carpeted flooring.

FAMILY BATHROOM:
11'0 x 7'8 (3.35m x 2.34m)
Opaque double glazed window to side aspect, freestanding bath with central mixer tap and shower attachment, enclosed and fully tiled corner shower unit, inset WC, vanity wash hand basin, natural stone feature wall with LED lighting, radiator, tiled flooring.

SECOND FLOOR ACCOMMODATION:

LANDING:
Velux window to rear aspect, built-in cupboard, radiator, carpeted flooring.

BEDROOM FOUR:
15'5 x 12'5 (4.70m x 3.78m)
Velux window to front aspect and double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FIVE:
14'3 x 11'5 (4.34m x 3.48m)
Velux window to rear aspect and double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

SHOWER ROOM:
9'4 x 5'3 (2.84m x 1.60m)
Velux window to front aspect, enclosed and fully tiled corner shower unit, inset WC, vanity wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising a large porcelain patio area with remainder mainly laid to lawn, mature shrub borders with raised flower beds, log store, access into double garage and gated side access.

DOUBLE GARAGE & DRIVEWAY PARKING:
17'10 x 16'4 (5.44m x 4.98m)
Detached double garage (potential to convert*) fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

AGENTS NOTES:
*Full approved for erection of single storey rear extension - Details can be provided upon request. Reference: 14/00009/HHPA

*New boiler and radiators fitted in 2024 throughout entire property.

Square footage of approximately 2887

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.