



Melford Grove

Braintree, CM77 7ZD

Price £600,000

Freehold
Tax Band: F



Boasting NO ONWARD CHAIN and benefiting from THREE reception rooms inc. STUDY / PLAY ROOM, 18' lounge and dining / FAMILY ROOM, plus a spacious kitchen/breakfast room with UTILITY and a BONUS GAMES ROOM / SNUG (in part-converted garage) is this four bedroom DETACHED property. Offering an EN-SUITE to master bedroom, driveway parking, a GENEROUSLY-SIZED REAR GARDEN and ideally located within the highly regarded Great Notley Garden Village. A short walk to all local shops/amenities & popular schools - and easy access to Braintree Town Centre & Station. Contact Hamilton Piers of Great Notley to view!



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GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs storage cupboard and doors to:

CLOAKROOM:

Opaque double glazed window to front, low level WC, wash hand basin with tiled splash backs and radiator.

LOUNGE:

18'5" x 12'3" (5.61m x 3.73m)

Double glazed window to rear, feature fireplace with surround and radiator. Patio doors to rear garden.

DINING ROOM / FAMILY ROOM:

11'5" x 10'7" into bay (3.48m x 3.23m into bay)

Double glazed bay window to front and radiator.

KITCHEN / BREAKFAST ROOM:

13'0" x 12'2" (3.96m x 3.71m)

Double glazed window to rear, granite effect roll top edged work surfaces with matching base and wall units and tiled splash backs, one and a half bowl sink drainer with central mixer taps, built-in electric double oven with gas hob and extractor hood over, integrated dishwasher and radiator. Door to side.

UTILITY ROOM:

Double glazed window to side, granite effect work surface with base unit below, single bowl sink unit, space for washing machine and fridge/freezer and radiator.

STUDY / PLAY ROOM:

9'11" x 7'4" (3.02m x 2.24m)

Double glazed window to front and radiator.

FIRST FLOOR ACCOMMODATION:-

GALLERIED LANDING:

Double glazed window to front, loft access and doors to:

MASTER BEDROOM:

14'9" x 11'2" (4.50m x 3.40m)

Two double glazed windows to rear and range of built-in mirrored wardrobes.

EN-SUITE:

Opaque double glazed window to rear, single shower, pedestal wash hand basin with tiled splash backs, shaver point, heated towel rail and low level WC.

BEDROOM TWO:

12'4" x 9'11" (3.76m x 3.02m)

Double glazed window to rear, built-in cupboard housing hot water tank and radiator.

BEDROOM THREE:

11'1" x 8'8" (3.38m x 2.64m)

Double glazed window to front and radiator.

BEDROOM FOUR:

10'9" x 7'6" (3.28m x 2.29m)

Double glazed window to front, built-in wardrobes and radiator.

FAMILY BATHROOM:

Opaque double glazed window to side, single shower, panelled bath with central mixer taps and shower attachment over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point and heated towel rail.

EXTERIOR:-

FRONT GARDEN:

The property is approached via small pathway with shrubs to one side and shingle area to the other side with outside lighting fitted. To the side of the property is a block paved driveway which offers parking for four vehicles and leads to the partially converted double garage. The front facade has been maintained and offers two sets of up and over doors opening to a storage area with loft access above.

GAMES ROOM:

15'6" x 12'1" (4.72m x 3.68m)

The majority of the Detached Double Garage has been fully converted to a GAMES ROOM which has full power and lighting fitted.

REAR GARDEN:

The rear garden is landscaped and provides a tranquil area which is mainly unoverlooked and offering various areas including a well kept lawn, patio area, further seating area, vegetable patch and a private seating area. There is also an array of architectural trees and planting plus access to the Games Room and driveway to side.

AGENTS NOTES:

Council Tax Band - F

If you have any further questions regarding this property, please call 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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