



**Great Notley Avenue, Great Notley, Braintree, CM77 7UW**



**welcome to**

**Great Notley Avenue, Great Notley, Braintree**

\*\* GUIDE PRICE £650,000 - £700,000 " William H Brown are delighted to offer this impressive six double bedroom detached property, set over three floors in the ever-popular Great Notley Garden Village. Perfectly positioned for local amenities, Discovery Park and excellent transport links including th



### **Hallway**

Stairs to first floor. Under stairs storage cupboard. Radiator. Wood effect flooring. Doors leading to:-

### **Ground Floor Cloakroom**

Low level WC. Vanity hand wash basin. Heated towel rail.

### **Lounge**

21' x 11' 2" ( 6.40m x 3.40m )  
Double glazed window to front aspect. Radiator. Feature fireplace. Wood effect flooring. Double glazed sliding patio doors to rear garden.

### **Dining Room**

10' 6" x 10' 6" ( 3.20m x 3.20m )  
Double glazed window to rear aspect. Radiator. Carpets.

### **Kitchen**

14' 6" x 10' 8" max ( 4.42m x 3.25m max )  
Range of matching base and eye level units with work surface over incorporating ceramic sink drainer with hot and cold mixer taps. Plumbing and space for dishwasher. Space for American style fridge freezer. Space for range cooker. Over head extractor fan. Tiled flooring. Bi-fold doors to Conservatory. Door leading to:-

### **Utility Room**

5' 3" x 8' 6" ( 1.60m x 2.59m )  
Range of base units with work surface over incorporating a one and a half ceramic sink drainer with hot and cold mixer tap. Plumbing and space for washing machine. Wall mounted boiler. Radiator. Tiled flooring. Door leading to garden.

### **Conservatory**

13' 1" x 10' 6" ( 3.99m x 3.20m )  
Double glazed windows all around. Double glazed French doors to rear garden. Tiled flooring.

### **First Floor Landing**

Double glazed window to front aspect. Radiator. Doors leading to:-

### **Bedroom One**

17' 1" max x 12' 10" max ( 5.21m max x 3.91m max )  
Double glazed dual aspect windows. Radiator. Carpets. Built in wardrobe.

### **Bathroom**

6' 3" x 8' 6" ( 1.91m x 2.59m )  
Obscure double glazed window to front aspect. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Pedestal hand wash basin. Radiator. Shaver point. Laminate flooring.

### **Bedroom Two**

21' 9" max x 14' 1" ( 6.63m max x 4.29m )  
L'shaped. Double glazed window to side aspect. Radiator. Built in wardrobes. Carpets. Door leading to:-

### **En-Suite**

4' 7" x 8' 6" ( 1.40m x 2.59m )  
Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Radiator. Shaver point. Laminate flooring.

### **Bedroom Five**

9' 6" x 11' 10" + door recess ( 2.90m x 3.61m + door recess )  
Double glazed window to rear aspect. Radiator. Carpets.

### **Bedroom Six**

9' 6" x 11' 2" ( 2.90m x 3.40m )  
Double glazed window to rear aspect. Radiator. Fitted wardrobes. Carpets.

### **Bathroom**

8' 6" x 6' 11" ( 2.59m x 2.11m )  
Obscure double glazed window to side aspect. Side panel bath. Low level WC. Pedestal hand wash basin. Radiator. Shaver point. Laminate flooring.

### **Second Floor Landing**

Double glazed skyline window.

### **Bedroom Three**

9' 9" x 12' 2" ( 2.97m x 3.71m )  
Restricted head height. Double glazed skyline windows. Built in wardrobes. Radiator. Carpets.

### **Bedroom Four**

10' 10" x 11' 10" ( 3.30m x 3.61m )  
Restricted head height. Double glazed skyline windows. Radiator. Carpets.

### **Garden**

Large rear garden commences with patio leasing area and remainder laid to lawn. Mature tree and shrub borders. Enclosed by brick wall and panel fencing.

### **Parking**

Driveway providing off street parking for multiple cars leading to double garage.

### **Garage**

18' 11" x 15' 5" ( 5.77m x 4.70m )  
Double garage with up and over doors. Double glazed window. Power and lighting.



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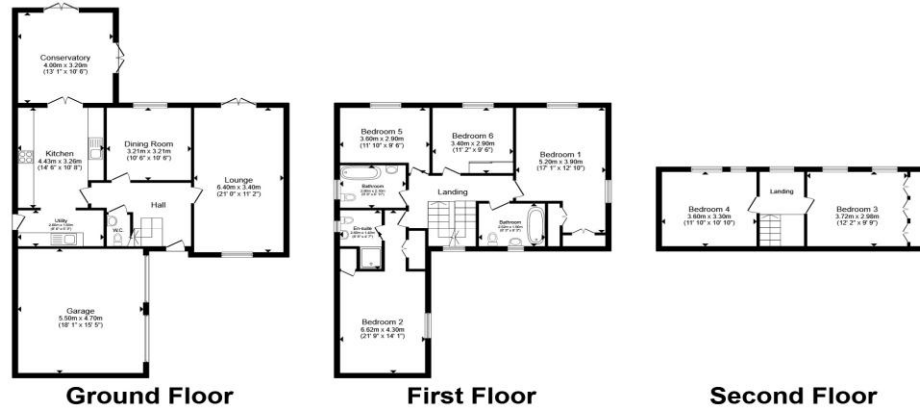
welcome to

## Great Notley Avenue, Great Notley Braintree

- Six Double Bedrooms
- Substantial Detached Family Home
- Sought After Great Notley Garden Village
- En-Suite, Two Bathrooms & a Cloakroom
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F



guide price

**£650,000 - £700,000**

Total floor area 217.5 m<sup>2</sup> (2,341 sq.ft.) approx  
This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BTR110124 - 0003

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