

The Paddocks, Great Notley, Braintree, CM77 7AQ

william h brown

welcome to

The Paddocks, Great Notley, Braintree

GUIDE PRICE £750,000-£775,000 William H Brown are delighted to present this impressive five bedroom detached family home, situated on a private road on in the sought-after Great Notley Garden Village. Offering stylish accommodation across three floors & presented to a high-specification throughout













Hallway

Lounge
23' x 12' (7.01m x 3.66m)

Kitchen / Diner
17' 5" max x 33' 10" max (5.31m max x 10.31m max)

Utility Room
6' 7" x 6' 3" (2.01m x 1.91m)

Ground Floor Wc

Study
9' 2" x 6' 7" (2.79m x 2.01m)

First Floor Landing

Bedroom One
15' 2" x 12' 1" (4.62m x 3.68m)

En-Suite
5' 3" x 10' 6" (1.60m x 3.20m)

Bedroom Two
10' x 11' 11" (3.05m x 3.63m)

En-Suite
6' 7" x 6' 7" (2.01m x 2.01m)

Bedroom Five
10' 1" x 9' 2" (3.07m x 2.79m)

Shower Room
3' 7" x 9' 2" (1.09m x 2.79m)

Second Floor Landing

Bedroom Three
14' 9" x 12' 5" (4.50m x 3.78m)

Bedroom Four
14' 9" x 12' (4.50m x 3.66m)

Jack & Jill Shower Room
5' 3" x 6' 3" (1.60m x 1.91m)

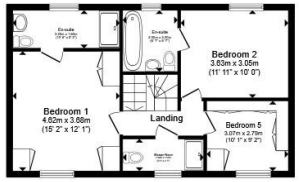
Parking

Garden

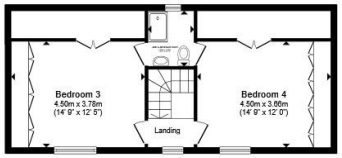
Double Garage
22' 8" x 22' (6.91m x 6.71m)



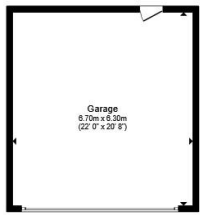
Ground Floor



First Floor



Second Floor



Garage

Total floor area 233.7 m² (2,516 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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welcome to

The Paddocks, Great Notley Braintree

- GUIDE PRICE £750,000 - £775,000
- Stunning Five Bedroom Detached House
- Beautifully Presented Throughout
- Underfloor Heating to Ground Floor
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: G

guide price

£750,000 - £775,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BTR110734 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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