



## Great Notley Avenue

Braintree, CM77 7UW

**£650,000**

Freehold  
Tax Band: F



Being sold with a COMPLETE ONWARD CHAIN is this well presented detached family home, set in a desirable, quiet location, set back from this sought-after road. Boasting FOUR GOOD-SIZED BEDROOMS with EN-SUITE to master, spacious 20' LOUNGE with adjoining 17' CONSERVATORY / FAMILY ROOM, separate dining room, fitted kitchen & UTILITY ROOM, entrance hall and cloakroom. Perfectly located within a short walk to local shops and schooling. Contact Hamilton Piers of Great Notley to view!



## Ground Floor:

### Entrance Hall:

Composite entrance door to front, double doors to lounge, dining room, doors to cloakroom, utility room, kitchen, cupboard, radiator, stairs to first floor, wood effect flooring.

### Cloakroom:

Obscure double glazed window to rear, low level W/C, wall mounted hand wash basin, radiator, wood effect flooring.

### Utility Room:

6' x 5'10" (1.83m x 1.78m)

Double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer, boiler to wall, radiator, part tiled walls, tiled flooring.

### Kitchen:

13'9" x 12'10" > 10' (4.19m x 3.91m > 3.05m)

Double glazed window to rear and side, range of wall and base units, rolled edge work surfaces with sink inset, integrated dishwasher, space for smeg cooker, fridge freezer, radiator, part tiled walls, tiled flooring.

### Dining Room:

11'3" x 11' (3.43m x 3.35m)

Double glazed window to front, radiator.

### Lounge:

20' x 11'8" (6.10m x 3.56m)

Double glazed window to front, double glazed sliding door to conservatory, gas fireplace, two radiators.

### Conservatory / Family Room:

17'4" x 12'3" > 8'1" (5.28m x 3.73m > 2.46m)

UPVC roof, double glazed french doors to rear, double glazed windows to front, rear and sides, electric heater, wood effect flooring.

## First Floor:

### Landing:

Double glazed window to rear, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard, loft access, radiator.

### Bedroom One:

13'2" x 11'8" (4.01m x 3.56m)

Double glazed window to front, fitted wardrobes, door to en-suite, radiator.

### En-Suite:

8'2" x 5'7" (2.49m x 1.70m)

Obscure double glazed window to side, panel bath with shower over, low level W/C, wall mounted hand wash basin, chrome towel part tiled walls, wood effect flooring.

### Bedroom Two:

11'10" x 9' (3.61m x 2.74m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

10'6" x 8'8" (3.20m x 2.64m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Four:

8'3" x 7'3" (2.51m x 2.21m)

Double glazed window to front, radiator.

### Family Bathroom:

7'5" x 5'5" (2.26m x 1.65m)

Obscure double glazed window to rear, panel bath with shower over, wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls, wood effect flooring.

### Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, door to double garage, mature shrubs to border, rest laid to lawn.

### Frontage, Garage & Parking:

Double garage with up and over doors, power connected, driveway parking for 4 cars.



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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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