



## Wainwright Avenue

Braintree, CM77 7LJ

Freehold  
Tax Band: C

**Offers In Excess Of £425,000**



Boasting an 18' RECENTLY FITTED KITCHEN/DINER with bi-fold doors, a spacious 15' BAY FRONTED LOUNGE and a detached GARAGE (potential to convert), plus a DRIVEWAY for four vehicles, is this well-proportioned and BEAUTIFULLY POSITIONED three bedroom property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, an UNOVERLOOKED & generously-sized rear garden and plenty of POTENTIAL TO EXTEND (STPP). Set in the highly regarded Great Notley Garden Village and situated just a short walk to all local shops/amenities & popular schools, with convenient access to A120/M11 & Braintree Town Centre/Station. Contact Hamilton Piers of Great Notley to view!





## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs pull out storage drawers, radiator,

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin, radiator.

### LOUNGE:

11'2 x 15'2 (3.40m x 4.62m)

Double glazed bay window to front, radiator.

### KITCHEN/DINER:

18'2 x 12'6 (5.54m x 3.81m)

Double glazed window to rear aspect, a series of quality fitted matching base and wall units, quartz work surfaces incorporating a one and a half bowl stainless steel sink with central mixer tap and drainer, double oven, integrated full length fridge and freezer, integrated dishwasher, induction hob with extractor hood over, space for washing machine, integrated bin cupboard, under stairs pantry cupboard. Bi-folding doors (with custom integrated blinds) across rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Window to side aspect, airing cupboard, loft access.

### MASTER BEDROOM:

11' x 10'8 (3.35m x 3.25m)

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

### EN-SUITE:

Low level W/C, wash hand basin, extractor fan, shower cubicle, towel radiator, extractor.

### BEDROOM TWO:

12'8 x 8'9 max (3.86m x 2.67m max)

Double glazed window to rear, built in wardrobes, radiator.

## BEDROOM THREE:

9'6 x 7'2 (2.90m x 2.18m)

Double glazed window to rear, built in wardrobes, radiator.

## FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, inset hand basin with tiled splash back, heated towel rail, extractor fan.

## EXTERIOR:

### REAR GARDEN:

Private rear garden, enclosed by fencing and comprising a sizeable recently fitted porcelain patio area with shrub boarder, remainder laid to lawn, storage shed, double doors into garage, gated side access.

### GARAGE, DRIVEWAY & PARKING:

Spacious garage fitted with power, lighting and recently fitted electric roller door. Driveway parking for at least four vehicles.

## AGENTS NOTES:

Council Tax Band: C

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.

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