



Crab Apple Drive

Braintree, CM77 8FW

Guide Price £600,000

Freehold
Tax Band: F



Boasting an IMPRESSIVE 29' BAY-FRONTED KITCHEN / DINER / FAMILY ROOM with UTILITY room, a detached DOUBLE GARAGE (potential to convert) with DRIVEWAY for up to FOUR vehicles and a private landscaped rear garden is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from a spacious 19' BAY-FRONTED LOUNGE, an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom and ideally located upon the sought after Notley Grange development, on the edge of the renowned Great Notley Garden Village... within a short walk to all local shops/amenities and popular schooling. Contact Hamilton Piers of Notley to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

CLOAKROOM:

low level WC, inset wash hand basin, radiator, Amtico flooring.

LOUNGE:

20'0 x 12'1 (6.10m x 3.68m)

Double glazed bay window to front aspect, central fireplace with surround, two radiator, carpeted flooring. French doors to rear aspect.

KITCHEN / DINER / FAMILY ROOM:

30' x 14'1 (9.14m x 4.29m)

Double glazed bay window to front and side aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, two radiators, Amtico flooring. French doors to rear garden.

UTILITY ROOM:

Series of matching base and wall units with edged work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, Amtico flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

13' x 12'7 (3.96m x 3.84m)

Double glazed window to front and side aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower, inset WC, inset wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

11'10 x 8'7 (3.61m x 2.62m)

Double glazed dual aspect windows, fitted wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

12'2 x 8'5 (3.71m x 2.57m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM FOUR:

8'9 x 7'0 (2.67m x 2.13m)

Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled shower unit, panelled bath with central mixer tap, inset WC, inset wash hand basin, heated towel rail, Amtico flooring.

EXTERIOR:

REAR GARDEN:

Generously sized private rear garden enclosed with brick built walls and comprising of patio seating area, shingle seating area to rear with remainder mainly laid to lawn, landscaped areas including shrubs and trees to borders, garden room to rear, door to garage and gated side access.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage (with potential to convert) fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

AGENTS NOTES:

Service Charge: £211.49 per six months

Council Tax Band: F

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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