



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 present this substantial 6 double bedroom detached home, arranged over 3 floors in the highly sought-after Great Notley Garden Village. Ideally located for local amenities, Discovery Park & transport links including the A120/A131.



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

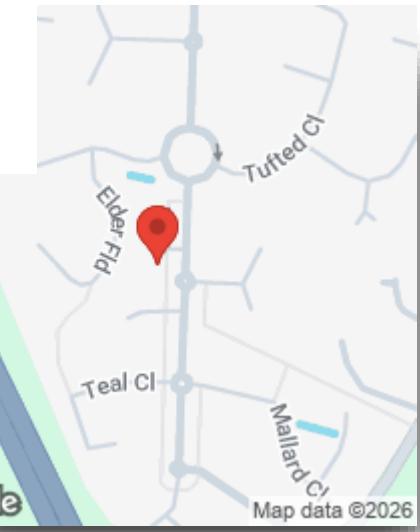
Council Tax Band: F



guide price

£650,000 - £700,000

Total floor area 217.5 m² (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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