



## 3 GRASMERE CLOSE, GREAT NOTLEY CM77

GUIDE PRICE £525,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* HUGE POTENTIAL \*\*** Enjoying one of the largest plots within the sought after WHITE COURT development, presented in BEAUTIFUL decorative order throughout, coming to the market for the very first time since NEW, this FOUR bedroom family home boasts endless POTENTIAL TO EXTEND STPP, offering a large and established rear garden, as well as a detached DOUBLE GARAGE. Viewing is simply a must in order to truly appreciate the potential on offer. Located within short walking distance of Great Notley's vast village amenities, and within walking distance of good nearby schools, the property furthermore gives easy access to the A120, and is located within short commutable distance of Chelmsford (20 mins).



## GROUND FLOOR

### Entrance Hall

Carpet flooring, stairs to first floor, doors to;

### Cloakroom

Laminate flooring, double glazed window to side aspect, hand wash basin inset to vanity unit, radiator

### Living Room 21'7" by 11'6" (6.60 by 3.51)

Carpet flooring, double glazed windows to front, electric fireplace, patio doors to garden, french doors leading to;

### Dining Room 14'0" by 9'0" (4.28 by 2.75)

Carpet flooring, window to rear aspect, radiator, opening to;

### Kitchen 12'2" by 7'10" (3.71 by 2.40)

With potential to knock through to create a larger Kitchen/Diner, the present kitchen consists of wall and base level "high gloss" units, with integrated oven and four ring electric hob with extractor over, integrated dishwasher, base level fridge and freezer, double glazed window to front aspect and door to side.

## FIRST FLOOR

### Landing

Carpet flooring, doors to;

### Master Bedroom 12'2" by 11'2" (3.71 by 3.42)

Carpet flooring, double glazed window to rear, two double fitted wardrobes, radiator, door to;

### En-Suite

Large fully tiled, shower enclosure, hand wash basin inset to vanity unit

### Bedroom Two 10'8" by 10'5" (3.27 by 3.18)

Carpet flooring, double glazed window to front aspect, double fitted wardrobes, radiator

### Bedroom Three 9'0" by 8'7" (2.75 by 2.63)

Carpet flooring, double glazed window to rear aspect, single fitted wardrobe, radiator

### Bedroom Four 9'1" by 8'7" (2.77 by 2.63)

Carpet flooring, double glazed window to rear aspect, radiator

### Family Bathroom

Suite with bath, WC, hand wash basin inset to vanity unit, fully tiled, obscure window to side aspect

## EXTERIOR

### Front

Driveway to side with parking for one vehicle, side access gate to rear garden, two up and over Garage doors

### Rear Garden

Large rear garden commencing with a paved patio area, which opens onto the established rear garden, largely laid to lawn with mature borders. Side access to front and rear access to Garage

### Double Garage

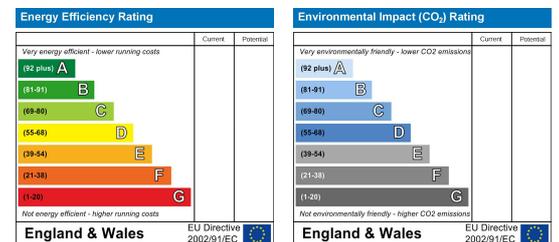
Detached double Garage (with separation) with separate up and over doors to front, eaves storage.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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