



17 ENNERDALE AVENUE, GREAT NOTLEY CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 1 Bathrooms | 3 Receptions

**** SOUTH FACING GARDEN **** Occupying a good sized plot with a south facing aspect upon the favourable WHITE COURT development, this much loved family home enjoys great size living space throughout, with a 21' LIVING ROOM with front and rear outlook, a modern Kitchen which adjoins a separate DINING ROOM, as well as a CONSERVATORY extension to the rear, and ground floor Cloakroom. The first floor offers FOUR well proportioned bedrooms, with a spacious family bathroom suite. Externally the property comes with a good sized block paved driveway area with parking available for several vehicles, whilst externally the larger than average garden enjoys a paved patio area, with remaining garden largely to lawn, making this a versatile home for all the family. Situated on the edge of Great Notley, the main village square at Notley Green is just a short walk away, giving you convenience aplenty. Viewing is highly advised in order to appreciate the potential on offer.

**** GUIDE PRICE - £450,000 - £475,000 ****



GROUND FLOOR

Entrance Hall

Obscure double glazed window, tiled flooring, stairs rising to first floor, doors to:

Cloakroom

Obscure double glazed window to side, hand wash basin inset to vanity unit, WC, chrome heated towel radiator.

Living Room 21'6" x 11'5" (6.57 x 3.50)

Carpet flooring, two radiators, double glazed window to front, french doors to rear,, door to Dining Room.

Dining Room 14'1" x 8'11" (4.30 x 2.73)

Laminate flooring, radiator, doors to Kitchen & Conservatory.

Kitchen 12'1" x 11'7" (3.70 x 3.55)

Tiled flooring, wall & base high gloss units, stainless steel sink with mixer tap, spaces for fridge/freezer, washing machine & range style oven, fitted extractor, double glazed window to front, door to side aspect,

Conservatory 12'7" x 7'11" (3.85 x 2.43)

Laminate flooring, radiator, double glazed window & french doors to rear.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, door to:

Bedroom One 12'1" x 11'6" (3.70 x 3.52)

Carpet flooring, double glazed window to front, range of fitted units, radiator.

Bedroom Two 10'9" x 10'4" (3.29 x 3.16)

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

Bedroom Three 9'1" x 8'8" (2.78 x 2.66)

Carpet flooring, wardrobes, radiator, double glazed window to rear.

Bedroom Four 9'1" x 8'9" (2.78 x 2.68)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Hand wash basin & WC inset into vanity unit, bath, walk in shower, obscure double glazed window.

EXTERIOR

Front

Driveway parking for at least two vehicles.

Garden

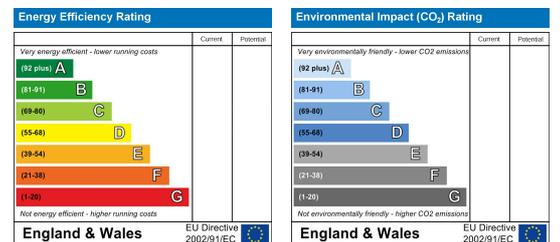
South facing aspect, paved patio leading to remaining garden to lawn with established flower beds.

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

