



6 ASHDOWN CLOSE, GREAT NOTLEY CM77

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** CUL-DE-SAC LOCATION **** Nestled within the highly sought after village of Great Notley, this larger than average THREE bedroom semi-detached home enjoys a CONSERVATORY extension to the rear elevation, giving excellent Ground Floor living space, whilst benefitting from a stunning Master Bedroom suite with DRESSING ROOM and EN-SUITE. Further offering an integral GARAGE which offers scope for conversion, and generous sized rear garden, convenience is aplenty in this family orientated development, with excellent amenities located within walking distance, together with renowned local primary schools, and easy access to the A120. Owing to the extremely sought after nature of this development, early viewing is highly advised in order to avoid disappointment.

**** GUIDE PRICE - £375,000 - £400,000 ****



GROUND FLOOR

Entrance Hall

Doors to;

Cloakroom

WC, hand wash basin, radiator

Living Room 15’3” x 11’8” (4.65 x 3.58)

Laminate flooring, double glazed bay window to front aspect, radiator, gas fireplace, door to;

Kitchen/Dining Room 15’6” x 13’7” (4.73 x 4.15)

Laminate flooring, Dining area with radiator, french doors to Conservatory, opening to Kitchen with matching wall and base units, with spaces for fridge-freezer, oven, dishwasher and washing machine, window to rear aspect

Conservatory 13’5” x 12’8” (4.10 x 3.88)

Laminate flooring, range of windows and french doors to rear aspect, radiator

FIRST FLOOR

Landing

Doors to;

Master Bedroom 15’7” x 11’10” (4.75 x 3.63)

Laminate flooring, 2 x double glazed windows to rear aspect, radiator, opening to;

Dressing Room 10’6” x 6’8” (3.22 x 2.05)

Range of fitted wardrobes, double glazed window to front, radiator, door to;

En-Suite

Shower enclosure, hand wash basin inset to vanity unit, WC, radiator, obscure window to front aspect

Bedroom Two 10’5” x 8’1” (3.20 x 2.47)

Laminate flooring, radiator, double glazed window to front aspect

Bedroom Three 7’6” x 7’3” (2.30 x 2.21)

Laminate flooring, double glazed window to front aspect, radiator, fitted wardrobe

Family Bathroom

Shower over bath, WC, hand wash basin inset to vanity unit, heated towel radiator

EXTERIOR

Front

Driveway leading to integral garage, with parking for two vehicles, with garden laid to lawn, path to front entrance door,

Garage

Single Garage with up and over door, rear access door, with potential to convert subject to appropriate consent.

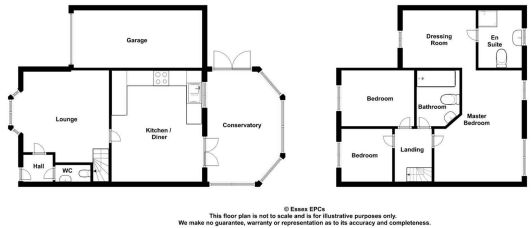
Rear Garden

Paved patio area leading to garden to lawn with established borders, rear access door to Garage

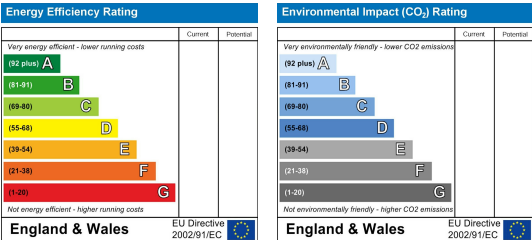
Area Map



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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