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Bellgreen Gardens

Freehold
Tax Band: G

Great Notley, Braintree, CM77 7AN

Guide Price £725,000

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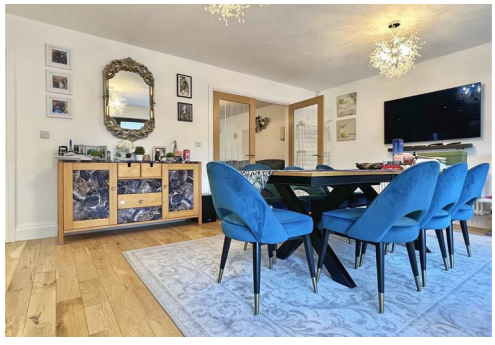
GUIDE PRICE £725,000-£750,000 Boasting a generously sized & UNOVERLOOKED rear garden, stunning 28' kitchen/diner plus impressive 17' BAY-FRONTED lounge and separate STUDY/PLAYROOM is this NEARLY NEW (2020) and immaculately presented FIVE bedroom detached property. Benefiting from TWO EN-SUITES plus bathroom & d/stairs cloakroom, a detached DOUBLE GARAGE (with POTENTIAL TO CONVERT) and driveway parking for four vehicles. Offering spacious and versatile accommodation throughout and ideally set within a MEWS POSITION off the popular London Road, with easy access to local shops/amenities, popular schools and A120/M11/Chelmsford.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

RECEPTION HALL:
Entry via composite front door into spacious reception hall, comprising stairs to first floor with under stairs storage cupboard, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

CLOAKROOM:
Opaque double glazed window to side aspect, inset WC, inset wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE:
17'63 x 11'71 plus recess into bay (5.18m x 3.35m plus recess into bay)
Double glazed bay window to front aspect, radiator, Amtico flooring and smooth ceiling. Part-glazed double doors into kitchen/diner and double doors back into main reception hall.

KITCHEN / DINER:
28'92 x 13'38 (8.53m x 3.96m)
Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a double ceramic sink with central mixer hose tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, breakfast bar, Amtico flooring and smooth ceiling with sunken spotlights to kitchen area and two light fittings to dining area. Bi-folding doors onto rear garden.

UTILITY ROOM:
A series of matching base and wall units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap, space for washing machine, wall-mounted boiler (in cupboard), radiator, Amtico flooring and smooth ceiling with sunken spotlights. Part-glazed door to side aspect.

STUDY / PLAYROOM:
9'14 x 7'81 plus recess into bay (2.74m x 2.13m plus recess into bay)
Double glazed bay window to front aspect, radiator, Amtico flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:
Spacious galleried landing comprising radiator, carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:
15'42 x 11'76 (4.57m x 3.35m)
Double glazed window to rear aspect and opaque double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Opaque double glazed window to side aspect, fully tiled and enclosed double shower unit, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
11'79 x 11'25 (3.35m x 3.35m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Opaque double glazed window to front aspect, fully tiled and enclosed double shower unit, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:
11'55 x 9'14 (3.35m x 2.74m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:
9'63 x 9'17 (2.74m x 2.74m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM FIVE:
9'60 x 9'14 (2.74m x 2.74m)
Double glazed window to side aspect, loft access (boarded with fitted ladder and lighting), radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

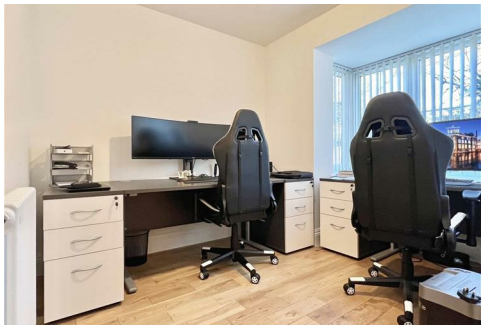
REAR GARDEN:
Unoverlooked and generously sized rear garden comprising large patio area across property rear with remainder mainly laid to lawn, some shrubs to borders, access door to double garage, gated side access to driveway.

DOUBLE GARAGE, DRIVEWAY & PARKING:
A large detached double garage with newly fitted electric up and over door, power and lighting internally with potential to convert. Driveway parking for four vehicles.

AGENTS NOTES:
Council Tax Band: G

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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.