



## Pochard Way

Great Notley, Braintree, CM77 7WA

**Guide Price £550,000**



**\*\*GUIDE PRICE £550,000-£575,000\*\*** Boasting THREE reception rooms inc. 17' BAY-FRONTED lounge & STUDY, a detached GARAGE with parking for three cars and set on a generous plot with UNOVERLOOKED rear garden is this substantial four bedroom DETACHED property. Offering dining room, sizeable kitchen plus UTILITY ROOM, d/stairs cloakroom and EN-SUITE to master bedroom. Set in a quiet MEWS POSITION within walking distance of all shops/amenities & popular local schools. Viewings highly advised!



# Pochard Way, Great Notley, Braintree, CM77 7WA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, under stairs cupboard, radiator, laminate flooring.

### CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash backs, radiator, extractor fan, laminate flooring.

### STUDY:

11'88 x 8'01 (3.35m x 2.46m)

Double glazed window to front aspect, radiator, laminate flooring.

### LOUNGE:

17'61 x 11'25 (5.18m x 3.35m)

Double glazed bay window to front aspect, gas fireplace, two radiators, laminate flooring. Double doors to dining room.

### DINING ROOM:

11'32 x 9'92 (3.35m x 2.74m)

Radiator, laminate flooring. Door to kitchen and French doors onto rear garden.

### KITCHEN:

14'20 x 9'78 (4.27m x 2.74m)

Two double glazed windows to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor over, integrated fridge/freezer, space for dishwasher, vinyl flooring. Open to utility room.

### UTILITY ROOM:

Base and wall units with space for washing machine and tumble dryer, wall-mounted boiler, radiator, laminate flooring. Door to side.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

13'90 x 10'80 (3.96m x 3.05m)

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring.

### BEDROOM TWO:

12'32 x 9'84 (3.66m x 2.74m)

Double glazed window to rear aspect, radiator, laminate flooring.

### BEDROOM THREE:

9'09 x 8'00 (2.97m x 2.44m)

Double glazed window to rear aspect, radiator, laminate flooring.

### BEDROOM FOUR:

9'09 x 7'62 (2.97m x 2.13m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap with shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring.

### EXTERIOR:

#### REAR GARDEN:

Fenced rear garden commencing with patio area to immediate rear with remainder mainly laid to lawn, access door to garage and gated access to side.

#### GARAGE, DRIVEWAY & PARKING:

Detached garage fitted with power, lighting and up & over door with separate access door into rear garden. Driveway parking for two vehicles in front of garage with a further additional parking space to property frontage.

### AGENTS NOTES:

For further information about this property, please contact Sole Selling Agents, 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.

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