



## Wood Way

Great Notley, Braintree, CM77 7JS

**Guide Price £525,000**

Freehold  
Tax Band: F



Boasting IMMACULATELY PRESENTED and VERSATILE living space throughout inc. 16' DUAL ASPECT lounge, DINING/PLAY ROOM plus modern I-shaped kitchen and UTILITY room is this sizeable four/five bedroom detached property. Benefiting from an EN-SUITE & dressing area to master bedroom with TWO bathrooms and d/stairs cloakroom, plus OFFICE/boot room & GARAGE (part-converted) with driveway parking for three vehicles. Offering a wonderful and well-proportioned established rear garden and ideally located within a short walk of all local shops/amenities & popular schools in the highly regarded Great Notley Garden Village.



# Wood Way, Great Notley, Braintree, CM77 7JS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, under stairs storage cupboard, carpeted flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, tiled flooring.

### DINING / PLAYROOM:

10'08 x 10'04 (3.25m x 3.15m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

### LOUNGE:

16'02 x 11'03 (4.93m x 3.43m)

Double glazed windows to rear and side aspects, central fireplace, two radiators, carpeted flooring and smooth coved ceiling. Door to rear garden.

### KITCHEN / BREAKFAST ROOM:

13'11 x 10'06 (4.24m x 3.20m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, NEFF induction hob with extractor over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, Karndean flooring and smooth ceiling.

### UTILITY ROOM:

Double glazed window to rear aspect, matching fitted base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, Karndean flooring and smooth ceiling. Door to side aspect.

### OFFICE / BOOT ROOM:

8'09 x 6'08 (2.67m x 2.03m)

Multi-purpose room having been part-converted (back half of garage which could be re-instated), currently fitted with shelving, Karndean flooring and access door to garage.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, airing cupboard, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'11 x 10'09 plus door recess (3.63m x 3.28m plus door recess)

Double glazed window to rear aspect, a series of fitted drawers, radiator, carpeted flooring and smooth ceiling. Opening to dressing area.

### DRESSING AREA:

Two built-in double wardrobes, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed double shower unit, fully tiled, low level WC, pedestal wash hand basin, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

15'00 x 8'09 (4.57m x 2.67m)

Two double glazed windows to rear aspect, two double built-in wardrobes, two radiators, carpeted flooring and smooth ceiling.

### BEDROOM FOUR:

10'03 x 10'01 (3.12m x 3.07m)

Double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring and smooth ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, P-shaped panelled bath with shower over, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, Karndean flooring and smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Velux window to front aspect, storage cupboard, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

13'02 x 8'07 (4.01m x 2.62m)

Two Velux windows to front aspect and double glazed window to rear aspect, three built-in storage cupboards, radiator, carpeted flooring and smooth vaulted ceiling.

### OFFICE / BEDROOM FIVE:

18'03 x 6'06 max (5.56m x 1.98m max)

Velux window and double glazed windows to rear aspect, two built-in eaves storage cupboards, radiator, carpeted flooring and smooth part-vaulted ceiling.

### BATHROOM:

Velux window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, heated towel rail, Karndean flooring and smooth part-vaulted ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

An enclosed and wonderfully established rear garden comprising patio areas extending across the property rear and sides, remainder mainly laid to lawn with mature trees, shrubs and flowering plants, storage shed and gated side access.

#### GARAGE, DRIVEWAY & PARKING:

Integral garage (converted to back half with ability to reinstate) fitted with power, lighting and up & over door. Driveway parking for three vehicles.

### AGENTS NOTES:

Council Tax Band: F

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



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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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