HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Timbers Close

Great Notley, Braintree, CM77 7GZ

Asking Price £500,000

5 3 2 D

Benefiting from a DRESSING AREA, en-suite & Juliette balcony to master bedroom, a 15' DUAL ASPECT kitchen/breakfast room, spacious 19' lounge plus an UNOVERLOOKED rear garden is this well-presented five DOUBLE bedroom detached property. Offering a GARAGE with driveway parking for 2-3 cars, with accommodation set over three floors and located in a CUL-DE-SAC position, overlooking a greensward to front.

Timbers Close, Great Notley, Braintree, CM77 7GZ

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Stairs to first floor, radiator, storage cupboard, laminate flooring, smooth ceiling.

CLOAKROOM:
Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, radiator, laminate wood flooring, smooth ceiling.

LOUNGE:
19'06 x 10'07 (5.94m x 3.23m)
Double glazed window to front aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling. Double glazed patio door to rear aspect.

DINING ROOM:
9'07 x 8'04 (2.92m x 2.54m)
Radiator, laminate wood flooring, smooth ceiling, double glazed patio door to rear aspect.

KITCHEN / BREAKFAST ROOM:
15'03 x 8'01 (4.65m x 2.46m)
Double glazed windows to front and rear aspects, matching wall and base units with granite work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, integrated dishwasher, washing machine and microwave, space for fridge/freezer, breakfast bar, wall-mounted boiler, radiator, tiled flooring, smooth ceiling. Double glazed door to side aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Double glazed window to front aspect, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
17'08 x 10'00 (5.38m x 3.05m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling, Juliette balcony overlooking rear garden.

DRESSING AREA:
9'05 x 5'07 (2.87m x 1.70m)
Double glazed window to side aspect, built-in wardrobe, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to front aspect, partly tiled walls, panelled bath with shower attachment, low level WC, inset wash hand basin, radiator, laminate wood flooring, smooth ceiling.

BEDROOM TWO:
10'11 x 9'11 (3.33m x 3.02m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM FIVE:
9'10 x 9'10 max (3.00m x 3.00m max)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, inset WC, inset wash hand basin, radiator, vinyl flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:-

SECOND FLOOR LANDING:
Velux window to rear aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:
11'04 x 10'11 (3.45m x 3.33m)
Double glazed window to side aspect and Velux window to rear, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR:
11'04 x 9'09 (3.45m x 2.97m)
Double glazed window to side aspect and Velux window to rear aspect, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed and unoverlooked rear garden, mainly laid to lawn with patio area, mature borders with shrubs and trees, side access to garage.

GARAGE, DRIVEWAY & PARKING:
Garage fitted with lighting, power and up & over door, driveway parking for 2/3 vehicles.

AGENTS NOTES:
Further information available upon request. Please call Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.