



## Millers Drive

Great Notley, Braintree, CM77 7FD

**Offers In Excess Of £400,000**



Benefiting from a **RECENTLY FITTED KITCHEN**, boasting **THREE** reception rooms inc. **CONSERVATORY** plus **OFFICE** (converted garage) is this three bedroom **LINK-DETACHED** property. Offering an **EN-SUITE** to master, a bay-fronted lounge & d/stairs cloakroom and located within walking distance of all local amenities. Viewings highly advised!



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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, laminate wood flooring.

#### CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, tiled flooring.

#### LOUNGE:

15'01 x 14'06 max (4.60m x 4.42m max)

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

#### KITCHEN / DINING ROOM:

22'00 x 9'07 (6.71m x 2.92m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, space for fridge freezer, washing machine and dishwasher, radiator, tiled flooring, double glazed french doors to conservatory.

#### CONSERVATORY / FAMILY ROOM:

10'07 x 8'08 (3.23m x 2.64m)

UPVC and brick construction with solid roof, laminate wood flooring, space for tumble dryer, double glazed french doors to rear garden.

#### STUDY / CONVERTED GARAGE:

15'09 x 10'02 (4.80m x 3.10m)

Double glazed window to rear aspect, laminate wood flooring, double glazed doors to front and rear for separate access.

### FIRST FLOOR ACCOMMODATION:

#### MASTER BEDROOM:

14'08 x 9'01 max (4.47m x 2.77m max)

Double glazed window to rear aspect, radiator, carpeted flooring, built in wardrobes.

#### EN-SUITE TO MASTER BEDROOM:

Double glazed window to side aspect, enclosed shower unit, low level WC, pedestal wash hand basin, fully tiled walls, radiator, tiled flooring.

#### BEDROOM TWO:

11'04 x 9'05 (3.45m x 2.87m)

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

#### BEDROOM THREE:

10'03 x 9'05 (3.12m x 2.87m)

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

#### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring.

#### EXTERIOR:

#### REAR GARDEN:

Enclosed rear garden mainly artificial lawn with mature borders, hard standing patio areas and shed, rear access to office.

#### DRIVEWAY & PARKING:

Driveway parking at the front of the property.



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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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