HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Melford Grove

Great Notley, Braintree, CM77 7ZD

£1,850 PCM

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AVAILABLE IMMEDIATELY and benefiting from THREE reception rooms inc. STUDY & 18' lounge, plus kitchen/brekafast room with UTILITY and a BONUS games room/snug (in part-converted garage) is this four bedroom DETACHED property. Offering an EN-SUITE to master bedroom, driveway parking & located in the sought after Great Notley Garden Village.

Melford Grove, Great Notley, Braintree, CM77 7ZD

advert summary

Hamilton Piers are pleased to offer TO LET and AVAILABLE IMMEDIATELY this well presented four bedroom family home which offers three reception rooms plus kitchen / breakfast room and utility to the ground floor and a spacious landing with reading area to the first floor. There is a bonus room in the garage and parking for four vehicles.

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

GROUND FLOOR:-

ENTRANCE HALL:
Double glazed fanlights to front, stairs to first floor, radiator, understairs storage cupboard, Karndean flooring and textured ceiling.

CLOAKROOM:
Opaque double glazed window to front, low level WC, wash hand basin with tiled splashbacks, radiator, Karndean flooring and textured ceiling.

LOUNGE: (18' 5" x 12' 3")
Double glazed window to rear, feature fireplace with matching hearth and surround, radiator, television and telephone points, carpet to floor and textured coved ceiling. Patio doors to rear garden.

DINING ROOM: (11' 5" x 10' 7") into bay.
Double glazed bay window to front, radiator, carpet to floor and textured coved ceiling.

KITCHEN / BREAKFAST ROOM: (13' 0" x 12' 2")
Double glazed window to rear, granite effect roll top edged work surfaces with matching base and wall units and tiled splashbacks, one and a half bowl sink drainer with central mixer taps, built-in electric double oven with gas hob and extractor hood over, integrated dishwasher. radiator, tiled flooring and textured ceiling with sunken spotlights. Door to side.

UTILITY:
Double glazed window to side, granite effect work surface with base unit below, single bowl sink unit, space for washing machine and fridge/freezer, radiator, tiled flooring and textured ceiling.

STUDY: (9' 11" x 7' 4")
Double glazed window to front, television and telephone points, radiator, Karndean flooring and textured ceiling.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:
Double glazed window to front, loft access, reading area, radiator, smoke detector, carpet to floor and textured ceiling.

MASTER BEDROOM: (14' 9" x 11' 2")
Two double glazed windows to rear, range of built-in mirrored wardrobes, television and telephone points, carpet to floor and textured ceiling.

EN-SUITE:
Opaque double glazed window to rear, single shower, pedestal wash hand basin with tiled splashbacks, shaver point, heated towel rail, low level WC, Karndean flooring and textured ceiling with sunken spotlights.

BEDROOM TWO: (12'4" x 9'11")
Double glazed window to rear, built-in cupboard housing hot water tank, radiator, television point, carpet to floor and textured ceiling.

BEDROOM THREE: (11'1" x 8'8")
Double glazed window to front, radiator, carpet to floor and textured ceiling.

BEDROOM FOUR: (10'9" x 7'6")
Double glazed window to front, built-in wardrobes, radiator, carpet to floor and textured ceiling.

FAMILY BATHROOM:
Opaque double glazed window to side, single shower, panelled bath with central mixer taps and shower attachment over, low level WC, pedestal wash hand basin with tiled splashbacks, shaver point, heated towel rail, Karndean flooring and textured ceiling.

EXTERIOR:

The property is approached via small pathway with shrubs to one side and shingle area to the other side with outside lighting fitted. To the side of the property is a block paved driveway which offers parking for four vehicles and leads to the partially converted double garage. The front facade has been maintained and offers two sets of up and over doors opening to a storage area with loft access above.

GAMES ROOM: (15'6" x 12'1")
The majority of the Detached Double Garage has been fully converted to a GAMES ROOM which has full power and lighting fitted plus Sky+ point, Karndean flooring and smooth ceiling with sunken spotlights.

REAR GARDEN:
The rear garden has been wonderfully landscaped and provides a tranquil area which is mainly unoverlooked and offering various areas including a well kept lawn, patio area, further seating area, vegetable patch and a private seating area. There is also an array of architectural trees and planting plus access to the Games Room and driveway to side.

AGENTS NOTES:

If you have any further questions regarding this property, please call Hamilton Piers.

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.