HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Chestnut Avenue

Great Notley, Braintree, CM77 7YJ

Freehold
Tax Band:

Offers In Excess Of £650,000

5 4 3

Boasting NO CHAIN and offering THREE reception rooms inc. 21' DUAL ASPECT lounge, STUDY/SNUG plus impressively sized 21' kitchen/family room with UTILITY is this five DOUBLE bedroom EXECUTIVE detached property. Benefiting from FOUR BATHROOMS (two en-suites) plus dressing room to master, DOUBLE LENGTH garage with driveway and set over three floors offering 2724 SQ FT of accommodation!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Radiator, door to downstairs cloakroom and double doors to inner hall.

CLOAKROOM:
Low level WC, pedestal wash hand basin with tiled splash backs, radiator.

INNER HALL:
Stairs to first floor, understairs storage cupboard, radiator.

LOUNGE:
21'8 x 12'10 (6.60m x 3.91m)
Double glazed Sash window to front aspect, open fireplace with electric fire, two radiators, French doors on to rear garden.

DINING ROOM:
14'6 x 11'2 (4.42m x 3.40m)
Double glazed windows to front aspect and double glazed bay window to side aspect, radiator.

KITCHEN:
21'9 x 14'9 (6.63m x 4.50m)
Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with drainer and central mixer tap, built-in double oven, gas hob with extractor hood, integrated fridge/freezer and dishwasher, two radiators. French doors to rear garden.

UTILITY ROOM:
8'4 x 6'7 (2.54m x 2.01m)
Double glazed windows to rear aspect, a series of matching base and wall units, single bowl sink and drainer with central mixer tap, space for washing machine and tumble dryer, wall-mounted boiler. Door to rear garden.

STUDY:
11'2 x 6'8 (3.40m x 2.03m)
Double glazed Sash window to side aspect, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, double storage cupboard, radiator, stairs to second floor.

MASTER BEDROOM:
14'11 x 12'11 (4.55m x 3.94m)
Double glazed window to front and side aspects, radiator.

DRESSING ROOM:
10'5 x 8'2 (3.18m x 2.49m)
Double glazed Sash window to front aspect, hanging rails, radiator.

EN-SUITE:
Opaque double glazed window to rear aspect, fully tiled double shower unit with body jets, panelled bath with shower attachment, low level WC, pedestal wash hand basin, mosaic splash backs, extractor fan, radiator, storage cupboard.

BEDROOM TWO:
15'0 x 14'9 (4.57m x 4.50m)
Double glazed windows to front and side aspects, two built-in wardrobes, radiator, loft access.

EN-SUITE:
Opaque double glazed window to side aspect, double shower unit, low level WC, pedestal hand wash basin, extractor fan, radiator.

BEDROOM THREE:
13'4 x 11'3 (4.06m x 3.43m)
Double glazed Sash window to side and front aspects, built-in wardrobes, radiator.

FAMILY BATHROOM:
Double glazed window to side aspect, fully tiled enclosed single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator.

SECOND FLOOR ACCOMMODATION:

LANDING:
Velux window to front aspect, airing cuboard.

BEDROOM FOUR:
13'1 x 12'1 (3.99m x 3.68m)
Double glazed dormer window to front aspect, built-in wardrobes, radiator, loft access.

BEDROOM FIVE:
12'0 x 11'9 (3.66m x 3.58m)
Double glazed dormer window to front aspect, built-in wardrobes, radiator.

BATHROOM:
Single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, extractor fan, radiator.

EXTERIOR:

REAR GARDEN:
Private and enclosed rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn with a selection of flowers/shrubs, access door to garage and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:
Tandem length garage fitted with electric up and over door, power and lighting. Gated driveway parking for two vehicles.

AGENTS NOTES:
For more information regarding this property, please contact Hamilton Piers.

Council Tax Band: G

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.