HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Framlingham Way

Freehold
Tax Band: E

Great Notley, Braintree, CM77 7YY

Guide Price £415,000

3 3 2

Boasting an UNOVERLOOKED and generously sized rear garden, impressive 20' FAMILY/DINING ROOM with separate lounge plus a GARAGE with driveway parking for three vehicles is this EXTENDED three bedroom DETACHED property. Benefiting from an EN-SUITE to master plus family bathroom & d/stairs cloakroom and ideally positioned within a CUL-DE-SAC location, just a short walk to all local shops/amenities & popular schools.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, under stairs storage cupboard, radiator, wooden flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, wooden flooring and smooth ceiling.

LOUNGE:
14'11 x 13'02 (4.55m x 4.01m)
Two double glazed windows to rear aspect, central gas fireplace, two radiators, carpeted flooring and smooth coved ceiling.

DINING / FAMILY ROOM:
22'05 x 10'01 (6.83m x 3.07m)
Double glazed window to rear aspect, two radiators, wooden flooring and smooth coved ceiling. Double doors onto rear garden.

KITCHEN:
9'11 x 9'07 (3.02m x 2.92m)
Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating single ceramic sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, space for dishwasher and washing machine, wall-mounted boiler, wooden flooring and smooth ceiling with sunken spotlights. Door to side.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
11'05 x 9'04 (3.48m x 2.84m)
Double glazed window to rear aspect, two built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to side aspect, enclosed double shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
11'02 x 9'03 (3.40m x 2.82m)
Double glazed window to rear aspect, two built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:
9'10 x 8'04 (3.00m x 2.54m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden enclosed by mature trees and hedges and comprising patio area across property rear with remainder mainly laid to lawn, shrub borders, access door to garage and gated side access.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Driveway parking for three vehicles.

AGENTS NOTES:
Council Tax Band:

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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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.