HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Harnham Drive

Great Notley, Braintree, CM77 7YX

Guide Price £625,000

4 3 3 C

GUIDE PRICE £625,000-£650,000 Boasting FOUR reception rooms inc. 19' lounge, CONSERVATORY & study, with a DOUBLE GARAGE & driveway for two vehicles plus 18' kitchen/breakfast room & UTILITY room is this IMMACULATELY PRESENTED four bedroom detached property. Offering an EN-SUITE to the master bedroom, RECENTLY FITTED boiler & shower room and set in a sought after CUL-DE-SAC position on the popular Great Notley Garden Village.

Harnham Drive, Great Notley, Braintree, CM77 7YX

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

ENTRANCE HALL:
Double glazed window to front aspect, stairs to first floor, radiator, storage cupboard, laminate wood flooring, smooth ceiling.

CLOAKROOM:
Double glazed opaque window to front aspect, inset WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

LOUNGE:
19'00 x 12'10 (5.79m x 3.91m)
Double glazed window to rear aspect, fireplace surround with electric fire, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

DINING ROOM:
14'06 x 12'00 (4.42m x 3.66m)
Double glazed bay window to front aspect, radiator, carpeted flooring, smooth ceiling.

KITCHEN / BREAKFAST ROOM:
18'06 x 11'10 (5.64m x 3.61m)
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, Range cooker, extractor hood, integrated fridge/freezer, dishwasher, floating island, radiator, vinyl flooring, smooth ceiling. Double glazed patio doors to conservatory.

UTILITY ROOM:
Matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, space for washing machine, recently fitted wall-mounted boiler, radiator, vinyl flooring, smooth ceiling, double glazed door to rear aspect.

STUDY:
14'03 x 10'01 (4.34m x 3.07m)
Double glazed bay window to front aspect, radiator, carpeted flooring, smooth ceiling.

CONSERVATORY:
17'07 x 12'02 (5.36m x 3.71m)
UPVC and brick construction, polycarbonate roof, electric heating, tiled flooring with under floor heating, double glazed french doors to rear garden, two double glazed doors to side aspects.

FIRST FLOOR ACCOMMODATION:-

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

MASTER BEDROOM:
16'10 x 10'04 (5.13m x 3.15m)
Double glazed windows front and side aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to rear aspect, enclosed double shower unit, fully tiled walls, inset WC, inset wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM TWO:
12'06 x 10'03 (3.81m x 3.12m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:
11'06 x 10'06 (3.51m x 3.20m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR:
11'03 x 6'09 (3.43m x 2.06m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Recently re-fitted, double glazed opaque window to rear aspect, double shower unit, inset WC, inset wash hand basin, heated towel rail, laminate wood flooring, storage cupboard, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden, mainly laid to lawn with mature borders, well-manicured rear garden with established trees and shrubs, patio area with side access via a gate, rear access to garage.

GARAGE, DRIVEWAY & PARKING:
Detached double garage fitted with up & over door, lighting and power, with access to the rear garden and driveway parking for two vehicles.

AGENTS NOTES:
For further information about this property, please call the sole selling agents, 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.