



Ellen Way

Freehold
Tax Band: C

White Court, Great Notley, Braintree, CM77 7L

Offers In Excess Of £350,000



Boasting NO ONWARD CHAIN, a low-maintenance UNOVERLOOKED rear garden and a lounge, kitchen and spacious 19' CONSERVATORY is this two double bedroom semi-detached bungalow. Benefiting from a driveway for two vehicles, potential to extend (STPP) and IMMACULATEDLY PRESENTED throughout. Positioned in a sought after CUL-DE-SAC location just a short walk from local shop/Post Office and bus routes.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, airing cupboard, radiator, carpeted flooring.

LOUNGE:

12'5 x 11'8 (3.78m x 3.56m)

Radiator, carpeted flooring. Access into kitchen and double glazed French doors to conservatory.

KITCHEN:

10'1 x 7'1 (3.07m x 2.16m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler, LVT flooring. Door to conservatory.

CONSERVATORY:

19'8 x 8'11 (5.99m x 2.72m)

Part brick and part UPVC construction with glass roof, radiator, tiled flooring with under floor heating and French doors to rear garden.

BEDROOM ONE:

11'3 x 9'0 (3.43m x 2.74m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

10'1 x 7'6 (3.07m x 2.29m)

Double glazed window to front aspect, radiator, carpeted flooring.

WET ROOM:

Walk-in ground level shower, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail, extractor fan and sealed vinyl flooring with under floor heating.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising low-maintenance landscaped areas including patio area to immediate property rear and side, central lawned area, shrubs to borders set behind sleepers, timber storage shed, gated side access.

DRIVEWAY & PARKING:

Driveway parking for two vehicles with further unrestricted on-street parking also available. Lawned front garden set behind low hedge with potential to create further driveway parking space if required.

AGENTS NOTES:

Council Tax Band: C

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



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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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