



Grantham Avenue

Great Notley, Braintree, CM77 7FP

Guide Price £425,000



****GUIDE PRICE £425,000 - £450,000**** Benefiting from **THREE** reception rooms inc. **ATRIUM** and **STUDY/SNUG**, an **EN-SUITE** to the master bedroom and three **DOUBLE** bedrooms is this spacious, **DETACHED** property. Offering a **GARAGE** with driveway parking for two vehicles and located in the sought after Great Notley Garden Village, just a short walk from all local amenities.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, tiled flooring, smooth ceiling. Doors to lounge and cloakroom.

CLOAKROOM:

Double glazed window to side aspect, low level WC, vanity wash hand basin, partly tiled walls, heated towel rail, tiled flooring, smooth ceiling.

LOUNGE:

14'04 x 11'02 (4.37m x 3.40m)

Double glazed window to front aspect, radiator, under stairs storage cupboard, carpeted flooring, smooth ceiling. Door to kitchen.

KITCHEN:

14'05 x 10'11 (4.39m x 3.33m)

Matching wall and base unit with granite work surfaces and tiled splash backs, one and a half bowl sink and drainer with central mixer taps, Range cooker, extractor hood, integrated fridge/freezer and dishwasher, floating island, open plan to atrium, tiled flooring, smooth ceiling.

ATRIUM:

14'11 x 7'11 (4.55m x 2.41m)

UPVC and brick construction, glass roof, tiled flooring, door to snug, two double glazed french doors to rear garden.

STUDY/SNUG:

14'06 x 8'11 (4.42m x 2.72m)

Double glazed window to rear aspect, stairs to first floor, radiator, carpeted flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

25'00 x 8'04 (7.62m x 2.54m)

Double glazed windows to side and rear aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling, staircase to study, vaulted ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed window to front aspect, enclosed shower unit with rainfall shower head, partly tiled walls, inset WC, his and hers vanity wash hand basins, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO:

14'08 x 11'03 (4.47m x 3.43m)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:

12'10 x 7'08 (3.91m x 2.34m)

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, panelled bath with shower over and rainfall shower head, inset WC, inset wash hand basin, heated towel rail, tiled flooring smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden, with artificial grass, mature borders, raised decking area, hardstanding patio, side access via gate.

GARAGE, DRIVEWAY AND PARKING:

Garage fitted with up and over door, lighting and power, with plumbing for washing machine and tumble dryer, driveway parking for two cars.

AGENTS NOTES:

For further information 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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