



Wainwright Avenue

Braintree, CM77 7LJ

Freehold
Tax Band: D

Guide Price £400,000



Boasting an UNOVERLOOKED & very generously-sized rear garden, a detached GARAGE (potential to convert) with driveway for 2 vehicles plus a spacious 15' kitchen/diner and 15' DUAL ASPECT lounge is this well-proportioned and BEAUTIFULLY POSITIONED three bedroom property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, CONSERVATORY and plenty of POTENTIAL TO EXTEND (STPP). Set in the highly regarded Great Notley Garden Village and situated just a short walk to all local shops/amenities & popular schools, with convenient access to A120/M11 & Braintree Town Centre/Station.



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

doors leading to ground floor cloakroom, Kitchen diner, lounge.

CLOAKROOM:

white suite comprising low level WC, pedestal wash hand basin, radiator and tiled splashbacks.

LOUNGE:

15'5" x 11' (4.70m x 3.35m)

Double glazed window to front aspect, understairs storage cupboard, radiator, double glazed patio doors leading to conservatory. ceiling spotlights.

KITCHEN / DINER:

15'5" x 8'7" (4.70m x 2.62m)

Double glazed window to front & rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl stainless steel sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, and dishwasher, space for washing machine, radiator, ceiling spotlights.

CONSERVATORY:

12'4" x 9'11" (3.76m x 3.02m)

Double glazed windows, patio doors leading to garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window rear, loft access.

BEDROOM ONE:

12'5" x 9'7" (3.78m x 2.92m)

Double glazed window to rear aspect, built in wardrobe, radiator, door leading to En-suite shower room.

EN-SUITE SHOWER ROOM:

Opaque double glazed window to front aspect, enclosed and fully tiled shower unit, vanity wash hand basin with

cupboard underneath, tiled splash backs, heated towel rail, extractor fan.

BEDROOM TWO:

10'9" x 6'7" (3.28m x 2.01m)

Double glazed window to front, radiator.

BEDROOM THREE:

8'8" x 8'7" (2.64m x 2.62m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin bowl with cupboard underneath, fully tiled, shaver point, extractor fan, heated towel rail. ceiling spotlights.

EXTERIOR:

REAR GARDEN:

Fenced and unoverlooked sizeable rear garden commencing with decking area, remainder mainly laid to lawn with mature tree and shrub borders, gated access to side.

GARAGE AND PARKING:

Single garage fitted with up & over door. Driveway parking for two vehicles with additional on-street parking for two further vehicles to property frontage.

AGENTS NOTES:

Council Tax Band: D

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



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510