



Pintail Crescent

Great Notley, Braintree, CM77 7WR

Offers In Excess Of £525,000



Boasting NO CHAIN, offered with VACANT POSSESSION, three reception rooms inc. a 19' DUAL ASPECT lounge & study, with masses of POTENTIAL TO EXTEND (stpp) is this four bedroom DETACHED property. Also benefiting from a CORNER PLOT position, EN-SUITE to master and an UNOVERLOOKED rear garden.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed opaque window to front aspect, stairs to first floor, radiator, under stairs storage cupboard, Karndean flooring, textured ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, pedestal wash hand basin, radiator, tiled flooring, textured ceiling.

LOUNGE:

19'08 x 11'07 (5.99m x 3.53m)

Double glazed window to front aspect, fireplace surround, radiator, carpeted flooring, textured ceiling, french doors to dining room, double glazed french doors to rear garden.

DINING ROOM:

11'01 x 9'09 (3.38m x 2.97m)

Double glazed window to rear aspect, radiator, Karndean flooring, textured ceiling, french doors to lounge, door to kitchen.

KITCHEN / BREAKFAST ROOM:

12'05 x 9'09 (3.78m x 2.97m)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for fridge freezer and dishwasher, breakfast bar, vinyl flooring, textured ceiling.

UTILITY ROOM:

Base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler, radiator, vinyl flooring, textured ceiling.

STUDY:

9'07 x 6'03 (2.92m x 1.91m)

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

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, radiator, carpeted flooring, textured ceiling.

MASTER BEDROOM:

14'08 x 11'11 (4.47m x 3.63m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to front aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

BEDROOM TWO:

13'10 x 10'01 (4.22m x 3.07m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:

9'07 x 9'04 (2.92m x 2.84m)

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

BEDROOM FOUR:

9'11 x 7'11 (3.02m x 2.41m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with central mixer taps, low level WC, pedestal wash hand basin, radiator, carpeted flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Unoverlooked and enclosed rear garden, mainly laid to lawn with mature borders, hardstanding patio areas, side access via side gate and side door to garage.

GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with lighting, power and up & over doors, with driveway parking for two vehicles.



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