



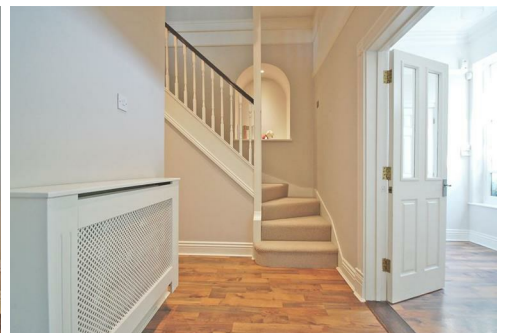
## Elsham Drive

Great Notley, Braintree, CM77 7XR

**Asking Price £515,000**



Boasting THREE reception rooms inc. 22? LOUNGE plus CONSERVATORY and four DOUBLE bedrooms with EN-SUITE to master is this RARELY AVAILABLE middle ?Manor House? home. Offering TWO GARAGES, sizeable garden, 10ft ceilings with wonderful original features.



# Elsham Drive, Great Notley, Braintree, CM77 7XR

## advert summary

Hamilton Piers, Great Notley's leading local property specialists, are delighted to bring to the market for sale this RARELY AVAILABLE middle "Manor House" home, boasting THREE reception rooms inc. a 22' LOUNGE plus CONSERVATORY and four DOUBLE bedrooms with EN-SUITE to the master bedroom. Also offering TWO GARAGES with further parking, a sizeable rear garden and many original features including 10' ceilings to the ground and first floor, with Georgian style sash windows throughout and an impressive entrance lobby as the property commences.

Ideally positioned in the heart of Great Notley Garden village and located in the incredibly sought after and prestigious Manor House, one of three purpose built town houses of unique quality and designed with an impressive level of space throughout.

Situated within a close proximity of the A120/M11 & Chelmsford and just 4 miles to Braintree Town Centre and Station. Braintree Station offers a regular service (via Chelmsford City Centre) to London Liverpool Street. Great Notley itself offers a whole host of local amenities, shops/services and popular local schooling.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE LOBBY: (10'9" x 7')

Double glazed sash window to front aspect, additional feature window about entrance door, double width storage/cloak cupboard, wooden flooring and smooth covered ceiling. Double doors to inner hall.

#### INNER HALL:

Stairs to first floor, understairs storage cupboard, radiator, wooden flooring and smooth covered ceiling.

#### CLOAKROOM:

Low level WC, inset wash hand basin, radiator, extractor fan, laminate flooring and smooth ceiling.

#### DINING ROOM: (12'11" x 8'10')

Double glazed sash window to front aspect, radiator, solid wood flooring and smooth covered ceiling. Open to inner hall.

#### KITCHEN: (15'10" x 11'11')

Double glazed sash window to rear aspect, a series of matching base and wall units with roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated dishwasher, space for American fridge/freezer, floating island with additional under unit storage cupboards, radiator, tiled flooring and smooth ceiling. Doors to utility room and conservatory.

#### UTILITY ROOM:

Roll top work surface with single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Door to rear garden.

#### CONSERVATORY: (11'10" x 11'2')

Part UPVC and part brick built with polycarbonate roof, wooden flooring and french doors onto rear garden.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Stairs to second floor, radiator, carpeted flooring and smooth covered ceiling. Double doors to lounge and door to master bedroom.

#### LOUNGE: (22'3" max to 13'7" x 13')

Entered via double doors, three double glazed sash windows to front aspect, feature fireplace with ornate surround and granite hearth, two radiators, carpeted flooring and smooth ceiling with sunken spotlights.

#### MASTER BEDROOM: (13'3" x 11'5')

Two double glazed sash windows to rear aspect, three sets of built-in wardrobes, radiator, solid wood flooring and smooth coved ceiling with sunken spotlights.

#### EN-SUITE:

Opaque double glazed sash window to rear aspect, panelled bath with dual shower over, low level WC, pedestal wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### SECOND FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, airing cupboard, carpeted flooring and smooth coved ceiling.

#### BEDROOM TWO: (12'11" x 11'3')

Two double glazed sash windows to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

#### BEDROOM THREE: (14'4" x 9'11')

Two double glazed sash windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

#### BEDROOM FOUR: (12'11" x 7'6") plus recess

Double glazed sash window to front aspect, built-in wardrobe/storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

#### SHOWER ROOM:

Opaque double glazed sash window to rear aspect, fully enclosed and tiled double shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

#### EXTERIOR:-

##### FRONT:

Access to the property via wrought iron railings and imposing pillars, outside lighting and mature shrubs.

##### REAR GARDEN:

Fenced, enclosed garden commencing with patio area and with remainder laid to lawn with shed to rear.

##### GARAGE, DRIVEWAY AND PARKING:

Two single garages located at either side of the building (closest to house), fitted with power, lighting and up & over doors.

#### AGENTS NOTES:

For further information 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.

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