



## Grantham Avenue

Great Notley, Braintree, CM77 7FP

**Asking Price £550,000**

Freehold  
Tax Band: F



Boasting THREE reception rooms inc. a 33' CONSERVATORY/FAMILY ROOM & 17' lounge, (part-converted) DOUBLE GARAGE with parking for 3-4 cars plus DRESSING AREA & EN-SUITE to master bedroom is this substantial SIX bedroom DETACHED property. Offering a spacious 19' kitchen/breakfast room, accommodation set over three floors with top floor SHOWER ROOM and UNOVERLOOKED 40ft wide rear garden. Situated in a quiet CUL-DE-SAC, just a short walk to all shops/amenities & popular schools. Internal viewings highly advised!



# Grantham Avenue, Great Notley, Braintree, CM77 7FP

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, tiled flooring and smooth coved ceiling.

### CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring and smooth ceiling.

### LOUNGE:

17'92 x 9'84 (5.18m x 2.74m)

Double glazed window to front aspect, central gas fireplace with wooden surround, radiator, wooden flooring and smooth coved ceiling. Open to conservatory/family room.

### DINING ROOM:

10'91 x 9'28 (3.05m x 2.74m)

Radiator, wooden flooring, smooth coved ceiling. Double doors to entrance hall and opening to conservatory/family room and kitchen/breakfast room.

### KITCHEN / BREAKFAST ROOM:

19'00 x 10'67 (5.79m x 3.05m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, tiled flooring and smooth ceiling with sunken spotlights. Opening to conservatory/family room.

### CONSERVATORY / FAMILY ROOM:

33'73 x 8'10 (10.06m x 2.69m)

Part UPBV and part brick construction with glass roof, radiator, wooden flooring and three sets of French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

17'08 x 14'08 (5.38m x 4.47m)

Double glazed window to front aspect and two double glazed windows to side aspect, two built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

### DRESSING AREA:

Built-in wardrobes, carpeted flooring and smooth ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM FOUR:

11'66 x 11'70 (3.35m x 3.35m)

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

### BEDROOM FIVE:

13'51 x 8'23 (3.96m x 2.44m)

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

### BEDROOM SIX / STUDY:

10'57 x 5'94 (3.05m x 1.52m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, airing cupboard, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

14'03 max x 12'73 (4.34m max x 3.66m)

Two Velux windows to rear aspect and two opaque double glazed windows to side aspect, radiator, laminate flooring, eaves storage cupboards, loft access, smooth vaulted ceiling.

### BEDROOM THREE:

13'43 x 12'71 (3.96m x 3.66m)

Two Velux windows to rear aspect and two opaque double glazed windows to side aspect, radiator, laminate flooring, eaves storage cupboards, smooth vaulted ceiling.

### SHOWER ROOM:

Velux window to rear aspect, fully tiled and enclosed single shower unit, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth vaulted ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked part-fenced and part-walled rear garden commencing with large patio area extending across property rear, remainder partly laid to lawn with reception/seating areas comprising of decorative slate stone, gated side access, mature shrub borders, side access to garage.

#### OFFICE / STORAGE ROOM:

12'50 x 8'89 (3.66m x 2.44m)

Part-converted from original double garage (with potential to re-instate), currently used as office/work space, with power, lighting, laminate flooring, wall-mounted boiler and access door to garage.

#### GARAGE, DRIVEWAY & PARKING:

Power, lighting and up & over doors to double garage. Storage space to side of converted garage space. Driveway parking for 3-4 vehicles.

### AGENTS NOTES:

Council Tax Band: F

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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

