HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Stanstrete Field

Braintree, CM77 7PR

£325,000

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Benefiting from a RECENTLY RE-FITTED KITCHEN & NEW BOILER, plus 17' lounge and CONSERVATORY with an UNOVERLOOKED garden and driveway parking for two vehicles is this two bedroom SEMI-DETACHED property. Offering a COMPLETE ONWARD CHAIN** and located in the highly regarded Great Notley Garden Village, just a stone's throw away from all local shops/services, popular schools & amenities.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:
Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling, door to lounge.

LOUNGE:
17'07 x 14'02 (5.36m x 4.32m)
Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring, textured ceiling. Double glazed patio door to conservatory.

KITCHEN:
8'00 x 7'08 (2.44m x 2.34m)
Recently re-fitted, comprising of double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, induction hob with extractor hood, integrated washer/dryer, space for fridge/freezer, newly fitted wall-mounted boiler (with 10 year warranty), tiled flooring, smooth ceiling. Open plan to lounge.

CONSERVATORY:
9'08 x 8'09 (2.95m x 2.67m)
UPVC and brick construction with polycarbonate roof, radiator, radiator, tiled flooring. Double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring, textured ceiling.

MASTER BEDROOM:
10'07 x 10'00 (3.23m x 3.05m)
Double glazed windows to rear aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM TWO:
10'07 x 7'11 (3.23m x 2.41m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, fully tiled walls, P-shaped bath with central mixer taps, shower over bath, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, mainly laid to lawn with hard standing patio area and mature borders, rear access via a gate and shed.

DRIVEWAY & PARKING:
Driveway parking for two vehicles.

AGENTS NOTES:
For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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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.