



## Notley Green

Great Notley, Braintree, CM77 7US

**Guide Price £650,000**



**\*\*COMING SOON\*\***GUIDE PRICE £650,000-£675,000**\*\***Boasting NO ONWARD CHAIN and offering THREE reception rooms, DOUBLE GARAGE with driveway parking for four vehicles and a generously sized plot OVERLOOKING GREENSWARD is this four bedroom detached property. Benefiting from plenty of VERSATILE living space throughout and situated just a stone's throw away from all local amenities. Internal viewings highly recommended!



# Notley Green, Great Notley, Braintree, CM77 7US

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

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

### CLOAKROOM:

Double glazed opaque window to front aspect, Low level WC, vanity wash hand basin, radiator, laminate wood flooring, textured ceiling.

### LOUNGE:

18'06 x 12'11 (5.64m x 3.94m)

Double glazed window to rear aspect, fireplace surround, radiator, carpeted flooring, double glazed french doors to rear garden.

### DINING ROOM:

14'07 x 11'10 (4.45m x 3.61m)

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

### KITCHEN / BREAKFAST ROOM:

18'06 x 11'11 (5.64m x 3.63m)

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, gas hob, extractor hood, space for American style fridge freezer and dishwasher, breakfast bar, radiator, tiled flooring, smooth ceiling, double glazed french doors to garden.

### UTILITY ROOM:

Matching wall and base units, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler, radiator, tiled flooring, textured ceiling, double glazed door to side aspect.

### STUDY:

12'00 x 10'02 (3.66m x 3.10m)

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

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

## MASTER BEDROOM:

16'11 x 10'03 (5.16m x 3.12m)

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

## DRESSING AREA:

Built-in wardrobes, carpeted flooring, textured ceiling.

## EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to rear aspect, enclosed double shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, storage cupboard, vinyl flooring, textured ceiling.

## BEDROOM TWO:

12'01 x 11'09 (3.68m x 3.58m)

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

## BEDROOM THREE:

10'06 x 9'09 (3.20m x 2.97m)

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

## BEDROOM FOUR:

10'00 x 6'03 (3.05m x 1.91m)

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

## FAMILY BATHROOM:

Double glazed opaque window to rear aspect, enclosed shower unit, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

## EXTERIOR:

### GARDEN:

Mainly laid to lawn with hardstanding patio area, side access via gate to front of the property.

## GARAGE, DRIVEWAY AND PARKING:

Double garage with up and over doors, driveway parking for several 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.

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