



## Stanstrete Field

Great Notley, Braintree, CM77 7PR

Freehold  
Tax Band:

**Guide Price £325,000**



**\*\*GUIDE PRICE £325,000-£350,000\*\*** Benefiting from an UNOVERLOOKED rear garden with plenty of POTENTIAL TO EXTEND (STPP), a spacious 17' lounge/diner & CARPORT with driveway for two vehicles is this IMMACULATE two double bedroom end-terrace property. Offering modern & RECENTLY UPDATED accommodation throughout & located in the highly regarded Great Notley Garden Village - Ideal for first time buyers & investors!



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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure entry door with double glazed window to front aspect. Open to main reception room.

### LOUNGE / DINER:

17'7 x 9'9 (5.36m x 2.97m)

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator. French double doors onto rear garden.

### KITCHEN:

7'7 x 7'1 (2.31m x 2.16m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, laminate flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator.

### MASTER BEDROOM:

10'7 x 10' (3.23m x 3.05m)

Double glazed window to rear aspect, built-in wardrobes, radiator.

### BEDROOM TWO:

10'3 x 7'3 (3.12m x 2.21m)

Double glazed window to front aspect, built-in wardrobes, radiator.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, towel rail.

## EXTERIOR:

### REAR GARDEN:

Fenced and unoverlooked rear garden commencing with raised decking area, partially laid to lawn with further raised decking area to side, shed, gated access to driveway.

### DRIVEWAY AND PARKING:

Carport adjacent to property with driveway parking for two vehicles.

### AGENTS NOTES:

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

Council Tax Band: D.

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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