HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Stockman Terrace, Queenborough Lane

Great Notley, Braintree, CM77 7AR

Guide Price £400,000

3 4 2 C

GUIDE PRICE £400,000-£425,000EXTENDED and benefiting from a COMPLETE ONWARD CHAIN* and boasting three DOUBLE bedrooms, BAY-FRONTED lounge plus separate dining room, RECENTLY RE-FITTED kitchen and EN-SUITE to master bedroom is this modern end-terrace property. Offering driveway parking, a well-proportioned rear garden and located within a CUL-DE-SAC position just off Queenborough Lane, within the highly regarded Great Notley Garden Village.

Stockman Terrace, Queenborough Lane, Great Notley, Braintree, CM77 7AR

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, laminate wood flooring, smooth ceiling.

CLOAKROOM:
Low level WC, pedestal wash hand basin, radiator, laminate wood flooring, smooth ceiling.

LOUNGE:
14'11 x 14'00 (4.55m x 4.27m)
Double glazed bay window to front aspect, fireplace surround with gas fire, radiator, laminate wood flooring, smooth ceiling.

DINING ROOM:
14'04 x 9'02 (4.37m x 2.79m)
Radiator, laminate wood flooring, smooth ceiling, double glazed french doors to rear garden.

KITCHEN:
11'03 x 8'11 (3.43m x 2.72m)
Double glazed window to rear and side aspects, 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, integrated fridge/freezer and dishwasher and washing machine, space for tumble dryer, breakfast bar, wall mounted boiler, radiator, tiled flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:
12'03 x 11'05 (3.73m x 3.48m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TOILET TO BEDROOM TWO:
Double glazed opaque window to side aspect, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM THREE:
11'02 x 10'00 (3.40m x 3.05m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling. door to family bathroom.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with central mixer taps, shower over bath, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:
Velux window, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
16'10 x 12'05 (5.13m x 3.78m)
Two Velux windows, built-in wardrobes, radiator, storage cupboard, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Velux window, enclosed shower unit, partly tiled walls, deep set freestanding bath, low level WC, pedestal wash hand basin, radiator, laminate wood flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:
Enclosed rear garden with hardstanding patio, laid to lawn area with mature borders, side access via gate to front of the property, rear access via a gate to parking area.

GARAGE AND DRIVEWAY:
Detached garage and driveway parking.

AGENTS NOTES:
For further information please contact Hamilton Piers.

PROVISION DETAILS - AWAITING VENDOR 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.