



Maylands Drive

Freehold
Tax Band: E

Great Notley, Braintree, CM77 7PY

Offers In Excess Of £450,000



Boasting a PRIVATE 65' REAR GARDEN with spacious living accommodation throughout, including a 19' DUAL ASPECT lounge, RECENTLY FITTED KITCHEN plus utility room & d/stairs cloakroom and a 19' DUAL ASPECT dining/family room is this three DOUBLE bedroom detached property. Offering a NEW BOILER, a GARAGE with driveway parking for 3+ vehicles, plenty of POTENTIAL TO EXTEND (STPP) and situated on the edge of the highly regarded Great Notley Garden Village. Just a short walk to all local shops/amenities & popular local schools with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Double glazed windows to front and side aspects, carpeted flooring and smooth ceiling. Door to inner hall.

INNER HALL:

Stairs to first floor, radiator, carpeted flooring and smooth covered ceiling.

LOUNGE:

19'37 x 10'95 (5.79m x 3.05m)

Double glazed windows to front and rear aspects, central wall-mounted electric fire, two radiators, carpeted flooring and smooth covered ceiling. Patio doors onto rear garden.

DINING / FAMILY ROOM:

19'30 x 9'23 (5.79m x 2.74m)

Double glazed windows to front and side aspects, two radiators, carpeted flooring and smooth covered ceiling.

KITCHEN:

12'99 x 9'16 (3.66m x 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single ceramic sink with central mixer tap and drainer, two built-in ovens with hob and extractor over, integrated fridge/freezer and dishwasher, breakfast bar, tiled flooring and smooth covered ceiling.

UTILITY ROOM:

Matching base and wall units, roll top work surfaces, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), tiled flooring and smooth ceiling. Door to side.

CLOAKROOM:

Opaque double glazed window to rear aspect, inset WC, inset wash hand basin with tiled splash backs, tiled flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, loft access (with ladder,

lighting and fully boarded), carpeted flooring and smooth covered ceiling.

MASTER BEDROOM:

15'67 x 11'07 plus door recess (4.57m x 3.53m plus door recess)

Double glazed windows to front aspect, built-in wardrobes, airing cupboard, fully tiled and enclosed raised corner shower unit, radiator, carpeted flooring and smooth covered ceiling.

BEDROOM TWO:

10'70 x 9'50 (3.05m x 2.74m)

Double glazed windows to front and side aspects, radiator, carpeted flooring and smooth covered ceiling.

BEDROOM THREE:

9'51 x 7'96 (2.74m x 2.13m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash backs, heated towel rail, fitted storage and vanity units, carpeted flooring (with tiled flooring under) and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Approx 65' private rear garden comprising patio area, remainder mainly laid to lawn with additional rear patio area, storage shed, mature tree and shrub borders and gated side access.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for 3-4 vehicles.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please call Sole Agents, 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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