



Crofters Walk

Braintree, CM77 7GP

Freehold
Tax Band: C

Guide Price £400,000



Boasting an UNOVERLOOKED & very generously-sized rear garden, a detached GARAGE (potential to convert stpp) with driveway for 5 vehicles plus a spacious 15' kitchen/diner is this well-proportioned and BEAUTIFULLY POSITIONED three bedroom property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, TWO RECEPTION ROOMS and plenty of POTENTIAL TO EXTEND (STPP). Set in the highly regarded Great Notley Garden Village and situated just a short walk to all local shops/amenities & popular schools, with convenient access to A120/M11 & Braintree Town Centre/Station. Contact Hamilton Piers of Great Notley to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

KITCHEN/DINER:

15'4" x 8'5" (4.69 x 2.57)

Series of matching wall and base level high gloss units , integrated double over, induction hob, extractor fan. Freestanding fridge-freezer, washing machine and tumble dryer , windows to front and rear aspect.

CLOAKROOM:

WC and hand wash basin

LOUNGE:

15'5" x 11'0" (4.71 x 3.36)

Under stair storage cupboard, double glazed window to front aspect, doors leading to Dining room / play room.

DINING ROOM / PLAY ROOM:

14'1" x 8'6" (4.30 x 2.61)

French doors and window to rear aspect, radiators.

FIRST FLOOR ACCOMMODATION:

LANDING:

BEDROOM ONE:

12'5" x 9'8" (3.81 x 2.95)

Fitted wardrobe, window to rear aspect.

EN-SUITE SHOWER ROOM:

Shower and hand wash basin, obscure window to front aspect.

BEDROOM TWO:

8'7" x 8'6">5'9" (2.63 x 2.61>1.76)

Fitted wardrobe, window to rear aspect.

BEDROOM THREE:

10'9" x 6'6" (3.28 x 2.00)

Window to front aspect.

FAMILY BATHROOM:

Bath, WC, hand wash basin, obscure window to front aspect.

EXTERIOR:

Wrought iron railings with path to front entrance door

REAR GARDEN:

Paved patio area, opening to larger than average garden laid to lawn.

GARAGE AND PARKING:

Garage en-bloc to side with driveway parking available to front. Double gates opening to additional driveway parking area for approx 3 vehicles.

AGENTS NOTES:

Council Tax Band: C

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



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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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