



Hidcote Way

Freehold
Tax Band: D

Great Notley, Braintree, CM77 7XT

Offers In Excess Of £400,000



Boasting NO ONWARD CHAIN and benefiting from an EN-SUITE & DRESSING ROOM to master bedroom, sizeable UNOVERLOOKED rear garden (with POTENTIAL TO EXTEND STPP) plus TWO reception rooms & d/stairs cloakroom is this three bedroom DETACHED property. Offering a GARAGE and driveway, well-proportioned accommodation throughout and located in the heart of Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.



Hidcote Way, Great Notley, Braintree, CM77 7XT

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring.

LOUNGE:

15'12 x 11'31 (4.57m x 3.35m)

Double glazed window to front aspect, central electric fireplace with wooden surround, radiator, carpeted flooring, double doors to dining room.

DINING ROOM:

9'39 x 9'02 (2.74m x 2.79m)

Radiator, laminate flooring. Patio door to rear garden.

KITCHEN:

8'96 x 8'68 (2.44m x 2.44m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed arch window to side aspect, loft access, carpeted flooring.

MASTER BEDROOM:

12'30 x 9'55 (3.66m x 2.74m)

Double glazed window to rear aspect, radiator, carpeted flooring. Open to dressing area.

DRESSING AREA:

Series of fitted wardrobes, radiator, carpeted flooring. Door to en-suite.

EN-SUITE:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring.

BEDROOM TWO:

11'89 x 11'88 (3.35m x 3.35m)

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

BEDROOM THREE:

9'00 x 8'75 (2.74m x 2.44m)

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

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, airing cupboard, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden commencing with large raised decking area, remainder mainly laid to lawn with some shrub borders, shed, gated access to side and door to garage.

GARAGE, DRIVEWAY & PARKING:

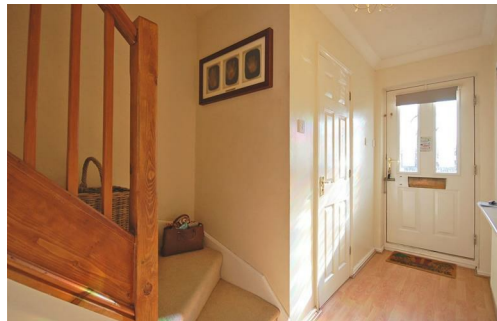
Attached single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with on-street parking available outside property front.

AGENTS NOTES:

Council Tax Band: D

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

PROVISIONAL DETAILS - AWAITING LANDLORDS 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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

