



## Hidcote Way

Tax Band:

Great Notley, Braintree, CM77 7XT

**Asking Price £280,000**



Benefiting from two DOUBLE bedrooms, CONSERVATORY, 14? lounge & allocated parking for two cars is this SEMI-DETACHED property. Well-presented accommodation throughout & located within walking distance of local amenities - Ideal for first time buyers!



# Hidcote Way, Great Notley, Braintree, CM77 7XT

## advert summary

Hamilton Piers, the leading local property specialists in Great Notley, are delighted to bring to the market for sale this SEMI-DETACHED property, benefiting from two DOUBLE bedrooms, CONSERVATORY, 14? lounge & allocated parking for two vehicles. Offering well-presented accommodation throughout & located within walking distance of local amenities.

Ideally located in the heart of Great Notley Garden Village and set within a short walking distance of all popular local schools, shops/services and amenities. Additionally, Braintree Town Centre & Station are located just 4 miles away - Braintree Station offers a regular service (via Chelmsford City Centre) to London Liverpool Street. The A120/M11 & Chelmsford are within close proximity.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, textured ceiling.

#### LOUNGE: (14'04" x 9'09")

Double glazed bay window to front aspect, radiator, storage cupboard, carpeted flooring, textured ceiling. Door to kitchen.

#### KITCHEN / DINING ROOM: (13'00" x 9'07")

Double glazed window to rear aspect, 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 and extractor hood, space for fridge/freezer, dishwasher and washing machine, radiator, laminate wood flooring, textured ceiling, double glazed french doors to conservatory.

#### CONSERVATORY: (12'02" x 9'05")

UPVC construction with glass roof, radiator, tiled flooring. French doors to rear aspect.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, carpeted flooring, textured ceiling.

#### MASTER BEDROOM: (11'04" x 11'00")

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling, airing cupboard (housing boiler).

#### BEDROOM TWO: (12'09" x 6'07")

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

#### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment and rainfall shower head, inset WC, inset wash hand basin, heated towel rail, tiled flooring, textured ceiling.

#### EXTERIOR:-

#### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hardstanding patio and raised decked area, side access to parking area via a gate. Large shed to the side of the property.

#### PARKING:

Allocated parking for two vehicles.

#### AGENTS NOTES:

For further information please contact 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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