HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Harnham Drive

Freehold
Tax Band:

Great Notley, Braintree, CM77 7YX

Guide Price £625,000

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GUIDE PRICE £625,000-£650,000 Offered with NO ONWARD CHAIN and boasting THREE reception rooms inc. 17' lounge & STUDY / PLAYROOM plus a DOUBLE GARAGE with driveway for 2-3 vehicles is this IMMACULATE four bedroom detached property. Benefiting from an impressive 18' kitchen/breakfast room with UTILITY, a wonderful and mainly unoverlooked rear garden plus PLANNING PERMISSION TO EXTEND*. Situated in a quiet CUL-DE-SAC within the sought after Great Notley area, just a short walk to all local shops/amenities & popular schools.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed Sash window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, Amtico flooring and smooth coved ceiling.

STUDY / PLAY ROOM:
10'2 x 8'6 (3.10m x 2.59m)
Double glazed bay window to front aspect fitted with wooden shutters, fitted office furniture (to remain), radiator, carpeted flooring and smooth coved ceiling.

LOUNGE:
17'2 x 13'0 (5.23m x 3.96m)
Two double glazed windows to rear aspect, central gas fireplace with hearth and surround, two radiators, carpeted flooring and smooth coved ceiling. French doors onto rear garden.

KITCHEN / BREAKFAST ROOM:
18'6 x 12'0 (5.64m x 3.66m)
Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating one and a half ceramic sink with central mixer tap and drainer, water softener, Rangemaster cooker with gas hob and extractor over, integrated fridge/freezer and dishwasher, floating island, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door onto rear garden.

UTILITY ROOM:
Matching base and wall units, work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Door to side.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed Sash window to front aspect, loft access, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
16'11 x 10'4 (5.16m x 3.15m)
Double glazed Sash window to front aspect and double glazed window to side aspect, dressing area with two sets of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, fully tiled and partly enclosed double shower unit, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
10'8 x 10'7 (3.25m x 3.23m)
Double glazed Sash window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:
12'6 x 8'8 (3.81m x 2.64m)
Double glazed Sash window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
9'2 x 6'10 (2.79m x 2.08m)
Double glazed Sash window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Opaque double glazed Sash window to rear aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Well-proportioned rear garden comprising large patio area to immediate rear with gated side access, remainder mainly laid to lawn with mature tree and shrub borders, pergola with seating area and access door to garage.

GARAGE, DRIVEWAY & PARKING:
Double garage fitted with power, lighting and up & over door, driveway parking for 2-3 vehicles with further parking available to property front.

AGENTS NOTES:
Council Tax Band: TBC

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

PROVISIONAL DETAILS - AWAITING VENDORS 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.