



## Wood Way

Great Notley, Braintree, CM77 7JS

Freehold  
Tax Band: F

### Offers In The Region Of



Boasting NO ONWARD CHAIN and benefiting from THREE reception rooms inc. 15' BAY-FRONTED lounge & STUDY/PLAYROOM plus 15' DUAL ASPECT kitchen/breakfast room & UTILITY is this spacious four bedroom DETACHED property. Offering a detached DOUBLE GARAGE with driveway parking for several cars, POTENTIAL TO EXTEND/CONVERT GARAGE/LOFT\*, a sizeable rear garden and LARGE FRONTAGE overlooking greensward and located just a short walk to all shops/amenities & popular local schools.



# Wood Way, Great Notley, Braintree, CM77 7JS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, under stairs storage cupboard, wooden flooring.

### CLOAKROOM:

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

### LOUNGE:

15'75 x 14'68 plus recess into bay (4.57m x 4.27m plus recess into bay)

Double glazed bay window to front aspect, central gas fireplace, two radiators, carpeted flooring. Door to rear garden.

### DINING ROOM:

11'08 x 9'42 (3.56m x 2.74m)

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

### KITCHEN:

15'64 x 9'87 (4.57m x 2.74m)

Double glazed windows to front and side aspects, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob, space for fridge/freezer and dishwasher, radiator, tiled flooring.

### UTILITY ROOM:

Base and wall units, single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Door to side.

### STUDY / PLAY ROOM:

9'44 x 7'50 (2.74m x 2.13m)

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

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

13'56 x 10'14 (3.96m x 3.05m)

Double glazed window to side aspect, two sets of built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, fully tiled and enclosed single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring.

### BEDROOM TWO:

15'80 x 8'94 plus large door recess (4.57m x 2.44m plus large door recess)

Double glazed windows to front and rear aspects, two built-in wardrobes, two radiators, carpeted flooring.

### BEDROOM THREE:

12'39 x 6'92 (3.66m x 1.83m)

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

### BEDROOM FOUR:

9'06 x 7'90 plus door recess (2.90m x 2.13m plus door recess)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, 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, carpeted flooring.

### EXTERIOR:

#### REAR GARDEN:

Fenced and very well-proportioned rear garden commencing with patio area extending across property rear, remainder mainly laid to lawn with mature shrub borders and further seating patio area to rear, side access gate and door to garage.

#### GARAGE, DRIVEWAY & PARKING:

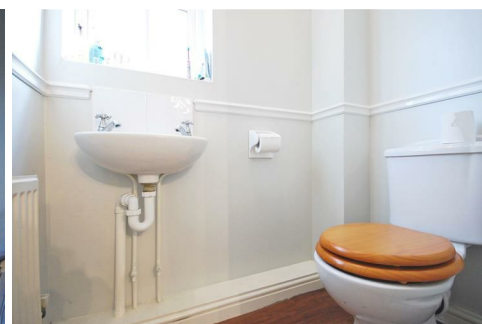
Detached double garage fitted with up and over doors, power and lighting. Driveway parking for several vehicles.

### AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact 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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