



## Stanstrete Field

Freehold  
Tax Band: C

Great Notley, Braintree, CM77 7PR

**Offers In Excess Of £360,000**



Boasting an UNOVERLOOKED & generously sized rear garden, OPEN PLAN LIVING with modern kitchen, spacious 15' lounge plus large CONSERVATORY and set on a sizeable CORNER PLOT with further POTENTIAL TO EXTEND (STPP) is this modernised three bedroom SEMI-DETACHED property. Benefiting from a d/stairs cloakroom, driveway parking for two vehicles and ideally situated just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers!!



# Stanstrete Field, Great Notley, Braintree, CM77 7PR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed secure main entry door, storage cupboard, laminate flooring and smooth ceiling with sunken spotlights.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash back, tiled flooring and smooth ceiling with sunken spotlights.

### OPEN PLAN LIVING SPACE:

#### KITCHEN:

9'02 x 7'08 (2.79m x 2.34m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in oak incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, laminate flooring and smooth ceiling.

#### LOUNGE / DINER:

15'06 x 15'04 (4.72m x 4.67m)

Stairs to first floor, under stairs storage area, radiator, laminate flooring and smooth ceiling with sunken spotlights. French doors to conservatory.

#### CONSERVATORY:

13'07 x 10'11 (4.14m x 3.33m)

Part brick and part UPVC construction with solid roof, two radiators, laminate flooring and smooth ceiling with sunken spotlights. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

12'02 x 8'09 (3.71m x 2.67m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

11'11 x 8'00 (3.63m x 2.44m)

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

### BEDROOM THREE:

8'06 x 7'00 (2.59m x 2.13m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and dual shower over, low level WC, vanity wash hand basin, fully tiled, shaver point, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and generously sized rear garden, enclosed by fencing and comprising a raised decking area to property rear, patio areas and remainder mainly laid to lawn, mature shrub borders and further space to property side with gated access to driveway.

#### DRIVEWAY & PARKING:

Driveway parking for two vehicles.

#### AGENTS NOTES:

Council Tax Band: C

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



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

