



## Pochard Way

Great Notley, Braintree, CM77 7WA

Freehold  
Tax Band:

**Guide Price £450,000**



**\*\*GUIDE PRICE £450,000-£475,000\*\***Boasting a spacious 24' DUAL ASPECT lounge/diner, RECENTLY FITTED KITCHEN with utility room, well-proportioned rear garden with further POTENTIAL TO EXTEND (STPP) and GARAGE with driveway for three vehicles is this three bedroom DETACHED property. Offering an EN-SUITE to master, generally tucked away in a quiet MEWS POSITION, presented in IMMACULATE order throughout and located just a short walk from all local shops/services, amenities & popular local schools.



# Pochard Way, Great Notley, Braintree, CM77 7WA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

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

### LOUNGE / DINER:

24'55 x 10'92 (7.32m x 3.05m)

Through lounge/diner with double glazed window to front aspect, wall-mounted air conditioning unit, two radiators, carpeted flooring. Patio door to rear garden.

### KITCHEN:

16'98 x 7'64 (4.88m x 2.13m)

Two double glazed windows to rear aspect, 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 oven, integrated dishwasher, space for fridge/freezer, breakfast bar, radiator, tiled flooring. Door to rear garden.

### UTILITY ROOM:

Double glazed window to side aspect, base and wall units, space for washing machine and tumble dryer, single bowl sink with central mixer tap, wall-mounted boiler (in cupboard), tiled flooring. Access door to garage.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

10'63 x 8'74 (3.05m x 2.44m)

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

### EN-SUITE:

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

### BEDROOM TWO:

9'76 x 9'47 (2.74m x 2.74m)

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

### BEDROOM THREE:

7'46 x 7'44 (2.13m x 2.13m)

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring.

### EXTERIOR:

#### REAR GARDEN:

Fenced and enclosed rear garden commencing with patio area to immediate rear and side, remainder mainly laid to lawn with shrub and flower borders. Side area housing shed, greenhouse, gated access.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for up to three vehicles.

### AGENTS NOTES:

Council Tax Band: E

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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