HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Alverton Close

Great Notley, Braintree, CM77 7XU

Offers In Excess Of £600,000

4 3 3 C

Boasting masses of POTENTIAL TO EXTEND (stpp), THREE reception rooms inc. 18' lounge & STUDY, with an EN-SUITE & DRESSING AREA to master bedroom is this well-proportioned four DOUBLE bedroom detached property. Set on a spacious CORNER PLOT, offering a detached DOUBLE GARAGE with driveway parking and positioned in a quiet CUL-DE-SAC location in the sought after Great Notley Garden Village.

Alverton Close, Great Notley, Braintree, CM77 7XU

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Double glazed window to front aspect, stairs to first floor, radiator, under stairs storage cupboard, laminate wood flooring, textured ceiling.

CLOAKROOM:
Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, heated towel rail, laminate wood flooring, textured ceiling.

LOUNGE:
18'06 x 12'10 (5.64m x 3.91m)
Double glazed window to rear aspect, fireplace surround, radiator, carpeted flooring, textured ceiling. Double glazed french doors to rear garden.

DINING ROOM:
13'10 x 12'01 (4.22m x 3.68m)
Double glazed bay window to front aspect, radiator, carpeted flooring, textured ceiling.

KITCHEN / BREAKFAST ROOM:
18'07 x 11'11 (5.66m x 3.63m)
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 oven and microwave, electric hob, extractor hood, integrated fridge/freezer and dishwasher, radiator, vinyl flooring, smooth ceiling. Double glazed french doors to rear garden.

UTILITY ROOM:
Matching wall and base units with bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler, radiator, vinyl flooring, smooth ceiling. Double glazed door to side aspect.

STUDY:
14'02 x 10'01 (4.32m x 3.07m)
Double glazed bay window to front aspect, radiator, carpeted flooring, textured ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring, textured ceiling.

MASTER BEDROOM:
16'10 x 10'04 inc dressing area (5.13m x 3.15m inc dressing area)
Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling.

DRESSING AREA:
Built-in wardrobes, carpeted flooring, textured ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to rear aspect, enclosed double shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

BEDROOM TWO:
11'08 x 10'07 (3.56m x 3.23m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:
12'05 x 10'00 (3.78m x 3.05m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM FOUR:
10'11 x 6'10 (3.33m x 2.08m)
Double glazed window to rear aspect, radiator, laminate wood flooring, textured ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, enclosed shower, partly tiled walls, panelled bath with shower attachment, inset WC, inset wash hand basin. heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden mainly laid to lawn with mature and well established borders maintained to high standard, hard standing patio area, side access via a gate, side access to garage.

FRONT GARDEN:
Laid to lawn with pathway to entrance door, side access to garden via a gate.

DOUBLE GARAGE, DRIVEWAY & PARKING:
Detached double garage fitted with lighting, power and up & over doors, driveway parking for 2/3 vehicles.

AGENTS NOTES:
For further information 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.