



Framlingham Way

Great Notley, Braintree, CM77 7YY

£500,000



UNEXPECTEDLY BACK ON THE MARKET!! Boasting **FOUR** reception rooms inc. **TWO** conservatories, a spacious **20' BAY-FRONTED** lounge and offering **TWO GARAGES** plus driveway parking for four vehicles is this **RARELY AVAILABLE** four bedroom **DETACHED** property. Benefiting from an **EN-SUITE** to master, dining room, **UTILITY** room & positioned in a quiet **CUL-DE-SAC** location in the highly regarded Great Notley Garden Village.



Framlingham Way, Great Notley, Braintree, CM77 7YY

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, carpeted flooring, vaulted ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, carpeted flooring, smooth ceiling.

LOUNGE:

20'06 x 12'09 (6.25m x 3.89m)

Double glazed bay window to front aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling.

DINING ROOM:

11'04 x 9'03 (3.45m x 2.82m)

Radiator, carpeted flooring, smooth ceiling, door to conservatory.

KITCHEN:

12'08 x 11'08 (3.86m x 3.56m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, integrated fridge/freezer and dishwasher, radiator, tiled flooring, smooth ceiling,

UTILITY ROOM:

Double glazed window to rear aspect, base units, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler, radiator, tiled flooring, smooth ceiling. Door to garage and separate door to garden.

BREAKFAST ROOM / CONSERVATORY:

9'06 x 7'05 (2.90m x 2.26m)

UPVC and brick construction, glass roof, tiled flooring, french doors to kitchen, double glazed french doors to garden.

CONSERVATORY:

16'4" x 13'1" (5 x 4)

UPVC and brick construction, glass roof, radiator, tiled flooring, double glazed french doors to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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

MASTER BEDROOM:

13'11 x 12'09 (4.24m x 3.89m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, corner shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO:

15'08 x 9'06 (4.78m x 2.90m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:

11'03 x 10'10 (3.43m x 3.30m)

Velux window to rear aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR:

9'04 x 6'09 (2.84m x 2.06m)

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

FAMILY BATHROOM:

Double glazed opaque window to side aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with mature borders, hardstanding patio areas, side access to driveway, shed, rear access to garage.

GARAGE, DRIVEWAY AND PARKING:

Two garages both fitted with lighting, power and up & over doors, with driveway parking for four vehicles.



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

