



## Melford Grove

Great Notley, Braintree, CM77 7ZD

Freehold  
Tax Band: D

**Guide Price £365,000**



\*\*\*GUIDE PRICE £365,000- £380,000\*\*\* Boasting NO ONWARD CHAIN and benefiting from a COMPLETE RENOVATION THROUGHOUT with two reception rooms, EN-SUITE to master bedroom & GARAGE with driveway for two vehicles is this modern three bedroom SEMI-DETACHED property. Offering a well-proportioned garden with POTENTIAL TO EXTEND (STPP) and located in a quiet CUL-DE-SAC within the highly regarded Great Notley Garden Village, just a short walk to local shops/amenities and popular local schools.



# Melford Grove, Great Notley, Braintree, CM77 7ZD

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

## ENTRANCE HALL:

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

## LOUNGE:

14'10 x 12'11 (4.52m x 3.94m)

Double glazed window to front aspect, under stairs storage cupboard, radiator, smooth ceiling with sunken spotlights.

## DINING ROOM:

10'11 x 8'4 (3.33m x 2.54m)

Radiator, smooth ceiling with sunken spotlights. Patio door onto rear garden.

## KITCHEN:

11'1 x 7'9 (3.38m x 2.36m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven with gas hob and extractor over, space for fridge/freezer, washing machine and dishwasher, smooth ceiling with sunken spotlights. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpeted flooring and smooth ceiling with sunken spotlights.

### MASTER BEDROOM:

12'6 x 9'8 (3.81m x 2.95m)

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

### EN-SUITE:

Opaque double glazed window to side aspect, fully tiled enclosed shower unit, inset WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, smooth ceiling with sunken spotlights.

## BEDROOM TWO:

10'6 x 9'6 (3.20m x 2.90m)

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

## BEDROOM THREE:

10'4 x 6'5 (3.15m x 1.96m)

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

## BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Fenced and enclosed rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn. Access to garage.

### GARAGE, DRIVEWAY & PARKING:

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

## AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact 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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