



Framlingham Way

Great Notley, Braintree, CM77 7YY

Guide Price £525,000

Freehold
Tax Band: E



GUIDE PRICE £525,000-£550,000

Boasting TWO EN-SUITES plus family bathroom, FIVE sizeable bedrooms, an UNOVERLOOKED and generously sized rear garden plus ample living space inc. large dining/family room, modern lounge and CONSERVATORY is this very well-proportioned DETACHED property. Benefiting from an integral GARAGE (with potential to convert) and driveway for 2-3 vehicles, accommodation set over three floors plus a kitchen with UTILITY room & d/stairs cloakroom. Ideally tucked away in a CUL-DE-SAC position within the sought after Great Notley Garden Village - Just a short walk to all local shops/amenities & popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, Karndean flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, vanity wash hand basin with tiled splash backs, radiator, Karndean flooring and smooth ceiling.

LOUNGE:

16'2 x 10'5 (4.93m x 3.18m)

Double glazed window to front aspect (fitted with shutters), central gas fireplace, radiator, carpeted flooring and smooth coved ceiling. Double doors into dining/family room.

DINING / FAMILY ROOM:

18'6 x 10'00 (5.64m x 3.05m)

Double glazed window to rear aspect, radiator, Karndean flooring and smooth ceiling with sunken spotlights. Door to conservatory and part-glazed double doors onto rear garden. Opening to kitchen.

KITCHEN:

10'0 x 8'7 (3.05m x 2.62m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a single ceramic sink with central mixer tap, built-in oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, radiator, Karndean flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:

Double glazed window to side aspect, matching base and wall units, space for washing machine and tumble dryer, storage cupboard, wall-mounted boiler, radiator, Karndean flooring and smooth ceiling.

CONSERVATORY:

10'9 x 8'4 (3.28m x 2.54m)

Part brick and part UPVC construction with vaulted glass roof, tiled flooring and French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect (fitted with shutters), stairs to second floor, under stairs storage cupboard, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM TWO:

12'4 x 10'6 (3.76m x 3.20m)

Double glazed window to front aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring and smooth coved ceiling.

BEDROOM THREE:

11'4 x 10'6 (3.45m x 3.20m)

Double glazed window to rear aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

10'0 x 9'0 (3.05m x 2.74m)

Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FIVE:

9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to front aspect (fitted with shutters), built-in wardrobes, radiator, laminate flooring and smooth coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:

Velux window to rear aspect, eaves storage cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

14'9 x 14'4 (4.50m x 4.37m)

Velux windows to front and rear aspects, built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling.

DRESSING AREA:

14'10 x 7'7 reducing to 4'5 (4.52m x 2.31m reducing to 1.35m)

Velux window to rear aspect, I-shaped area with built-in wardrobes, fitted units and eaves storage cupboards, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Velux window to rear aspect, enclosed and fully tiled shower unit, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, Karndean flooring and smooth vaulted ceiling.

EXTERIOR:

REAR GARDEN:

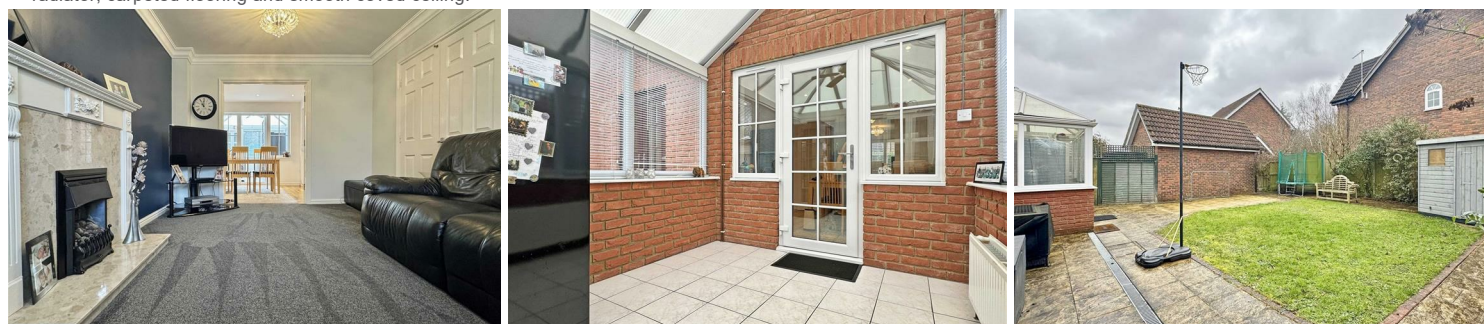
Unoverlooked and generously sized rear garden comprising patio area to property rear with remainder mainly laid to lawn, shrub borders, storage shed, gated side access.

GARAGE, DRIVEWAY & PARKING:

AGENTS NOTES:

Council Tax Band: E

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



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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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