



Stanstrete Field

Great Notley, Braintree, CM77 7PR

Asking Price £350,000



Boasting NO ONWARD CHAIN and offering a modern 15' lounge/diner, CONSERVATORY & d/stairs cloakroom plus further POTENTIAL TO EXTEND (STPP) is this three bedroom property. Benefiting from allocated parking, well-presented accommodation throughout and located just a short walk to all local amenities & popular schools - Ideal for first time buyers & investors!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Radiator, storage cupboard, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, vanity wash hand basin, heated towel rail, laminate wood flooring, smooth ceiling.

LOUNGE / DINING ROOM:

15'03 x 14'04 (4.65m x 4.37m)

Double glazed window to rear aspect, stairs to first floor, fireplace surround, radiator, laminate wood flooring, smooth ceiling. Door to conservatory.

KITCHEN:

9'00 x 8'10 (2.74m x 2.69m)

Double glazed window to front aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, Range cooker with extractor hood, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler, vinyl flooring, smooth ceiling.

CONSERVATORY:

11'11 x 8'05 (3.63m x 2.57m)

UPVC construction, polycarbonate roof, laminate wood flooring, double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

MASTER BEDROOM:

12'02 x 8'08 (3.71m x 2.64m)

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

BEDROOM TWO:

11'11 x 8'08 (3.63m x 2.64m)

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

BEDROOM THREE:

7'09 x 6'10 (2.36m x 2.08m)

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

FAMILY BATHROOM:

Double glazed opaque window to front aspect, fully tiled walls, panelled bath with shower over and rainfall shower head, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden with raised decking area, mainly laid to lawn with shed.

DRIVEWAY AND PARKING:

Driveway to the front of the property and a visitors space.

AGENTS NOTES:

For further information 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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