



## Notley Green

Great Notley, Braintree, CM77 7US

Freehold  
Tax Band: E

**Offers In Excess Of £425,000**



Situated in a SECLUDED, set back location is this DETACHED family home offering three good sized bedrooms with EN-SUITE TO MASTER, spacious lounge, dining room, MODERN FITTED KITCHEN, entrance hall with cloakroom, modern shower room, PRIVATE REAR GARDEN, integrated garage with driveway parking, all within a short walk to local amenities and schooling.



# Notley Green, Great Notley, Braintree, CM77 7US

## GROUND FLOOR:

### ENTRANCE HALL:

Composite entrance door to front, stairs to first floor, double glazed window to front, smoke detector, thermostat, radiator, wood effect laminate flooring, doors to:

### CLOAKROOM:

Obscure double glazed window to side aspect, low level WC, vanity wash hand basin, wood effect laminate flooring.

### LOUNGE: (15' 2" x 10' 11")

Double glazed window and sliding door to conservatory, radiator, BT and television points, storage cupboard.

### DINING ROOM: (8' 8" x 8' 2")

Double glazed window to front, radiator, entrance to:-

### MODERN FITTED KITCHEN:

Double glazed window to rear, range of matching white gloss base and wall units with granite effect roll top edged work surfaces incorporating a plastic bowl sink and drainer unit with central mixer taps. Built-in electric oven with electric hob with extractor hood over, space for fridge/freezer and dishwasher, wall mounted boiler in cupboard, tiled effect laminate flooring.

### CONSERVATORY: (11' 3" x 9' 0")

UPVC and part brick built with UPVC roof, radiator, wood effect laminate flooring and windows and doors to the rear garden and decking, door to utility room.

### UTILITY ROOM:

Range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, door to workshop/office.

### WORKSHOP/OFFICE:

Power and lighting connected, door to garage/storage area.

### FIRST FLOOR ACCOMMODATION:

### LANDING:

Access to part boarded loft, doors to:

### MASTER BEDROOM: (11' 1" x 8' 9")

Double glazed window to front, radiator, television point, carpet to flooring and textured ceiling.

### EN-SUITE:

Obscure double glazed window to rear, single shower, LLWC, vanity wash hand basin with mirror over and mosaic splashbacks, heated towel rail, extractor fan, sunken spotlights, tiled flooring.

### BEDROOM TWO: (12' 4" x 7' 9")

Double glazed window to front, radiator, airing cupboard, television point.

### BEDROOM THREE: (8' 9" x 7' 10")

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, double walk in shower, low level WC, vanity wash hand basin with mirror over containing shaver point, heated towel rail, sunken spotlights, wood effect laminate flooring.

### EXTERIOR:

To the front of the property is a pathway leading to the front door with lawn area plus two paved driveways.

The fenced rear garden has been landscaped and is mainly laid to lawn with an array of planting to include a selection of trees and shrubs to the borders. From the conservatory is also a raised decking area surrounding the rear of the property, to the rear of the garden is a block paved patio area. Outside hot and cold tap, lighting, access to garage, access gate to front.

### GARAGE & DRIVEWAY:

The attached garage is set at the end of one of the side paved driveway, there is also a secondary driveway to the front of the property offering off road parking for two cars. The garage has power and lighting fitted, storage in the eaves and electric roller door.

### AGENTS NOTES

If you have other questions about this property, please telephone 01376 341141



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

