HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Queenborough Grove

Freehold
Tax Band: G

Great Notley, Braintree, CM77 7GR

Asking Price £700,000

7 5 2

NO ONWARD CHAIN Boasting an 18' DUAL ASPECT lounge, STUDY/PLAYROOM plus spacious 18' kitchen/diner & utility room is this substantial SEVEN DOUBLE bedroom three-storey detached property. Benefiting from a detached DOUBLE GARAGE set behind a GATED DRIVEWAY with parking for multiple cars, FOUR bath/shower rooms inc. TWO EN-SUITES and offering an UNOVERLOOKED rear garden and set-back frontage. Ideally set in a prominent position within the highly regarded Great Notley Garden Village and offering POTENTIAL FOR A SELF-CONTAINED ANNEX*. Located just a short walk to all local shops/amenities & popular schools, with easy access to Braintree Town Centre & Station, A120/M11 & Chelmsford.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, parquet flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, parquet flooring and smooth ceiling.

LOUNGE:
18'09 x 11'07 (5.72m x 3.53m)
Double glazed window to front aspect (fitted with wooden shutters), central gas fireplace, two radiators, carpeted flooring and smooth coved ceiling. French doors onto rear garden.

STUDY / PLAYROOM:
11'08 x 11'02 (3.56m x 3.40m)
Double glazed window to front aspect (fitted with wooden shutters), radiators, parquet flooring and smooth coved ceiling.

KITCHEN / DINER:
18'09 x 15'04 (5.72m x 4.67m)
Double glazed window to side and rear aspects, a series of matching base and wall units, edged work surfaces in Granite incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, parquet flooring and smooth ceiling. French doors onto rear garden.

UTILITY ROOM:
Matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, extractor fan, tiled flooring and smooth ceiling. Door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Stairs to second floor, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
12'11 x 11'07 plus door recess (3.94m x 3.53m plus door recess)
Double glazed window to front aspect, built-in wardrobes, additional built-in cupboard, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, fully tiled, enclosed triple shower unit, low level WC, inset wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM TWO:
11'10 x 11'02 (3.61m x 3.40m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

JACK & JILL EN-SUITE (TO BEDROOMS 2 + 3):
Opaque double glazed window to side aspect, fully tiled, enclosed corner shower unit, low level WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM THREE:
12'00 x 9'07 (3.66m x 2.92m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
12'00 x 8'10 (3.66m x 2.69m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, fully tiled, enclosed corner shower unit, panelled bath with central mixer tap, low level WC, inset wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:
Velux window to rear aspect, loft access, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM FIVE:
11'11 x 9'06 (3.63m x 2.90m)
Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM SIX:
11'11 x 8'07 (3.63m x 2.62m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM SEVEN:
10'06 x 8'04 (3.20m x 2.54m)
Velux window to rear aspect, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

SHOWER ROOM:
Enclosed and fully tiled single shower unit, low level WC, inset wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden comprising patio area with remainder mainly laid to lawn. Open to gated driveway and double garage.

DOUBLE GARAGE, DRIVEWAY & PARKING:
Driveway parking leading up to secure double gates with additional and ample parking space behind. Detached double garage fitted with power, lighting and up & over doors.

FRONTAGE:
Spacious private frontage enclosed by hedge and comprising lawned area with pathway to front door.

AGENTS NOTES:
Council Tax Band: G

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.