



## Notley Green

Great Notley, Braintree, CM77 7US

Freehold  
Tax Band: E

### Offers In The Region Of

~~£450,000~~



Boasting NO ONWARD CHAIN and benefiting from a detached DOUBLE GARAGE and set on a generous CORNER PLOT in a tucked away MEWS POSITION is this four bedroom detached property. Offering a sizeable UNOVERLOOKED rear garden with plenty of POTENTIAL TO EXTEND (STPP), a spacious lounge & separate dining room plus en-suite to master bedroom & d/stairs cloakroom. Immaculately presented throughout and ideally located in the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.





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

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring.

### LOUNGE:

14'11 x 12'10 (4.55m x 3.91m)

Double glazed window to rear aspect, radiator, carpeted flooring. Patio door onto rear garden.

### DINING ROOM:

9'04 x 9'04 (2.84m x 2.84m)

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

### KITCHEN:

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating ceramic sink with central mixer tap and drainer, cooker, space for fridge/freezer and washing machine, wall-mounted boiler, radiator, vinyl flooring. Door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed arch window to front aspect, loft access, carpeted flooring.

### MASTER BEDROOM:

11'02 x 9'02 (3.40m x 2.79m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, fully tiled and enclosed single shower unit, low level WC, inset wash hand basin, shaver point, extractor fan, radiator.

### BEDROOM TWO:

9'05 x 9'05 (2.87m x 2.87m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

11'06 max to 8'00 x 6'07 (3.51m max to 2.44m x 2.01m)

Double glazed window to front aspect, fitted wardrobes, airing cupboard, radiator, carpeted flooring.

### BEDROOM FOUR:

9'06 x 6'05 plus door recess (2.90m x 1.96m plus door recess)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, radiator.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising patio area across immediate rear and side, remainder mainly laid to lawn, mature tree and shrub borders, door to garage, gated side access to frontage/driveway.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over doors. Driveway parking for two vehicles.

## AGENTS NOTES:

Council Tax Band: E

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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