HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Queenborough Lane

Freehold
Tax Band: D

Great Notley, Braintree, CM77 7QE

Offers Over £485,000

3 2 1 D

Boasting NO ONWARD CHAIN, a generously-sized UNOVERLOOKED rear garden positioned on a sizeable CORNER PLOT and RECENTLY REMODERNISED THROUGHOUT is this modern three bedroom detached bungalow. Benefiting from a DETACHED GARAGE (potential to convert*) with driveway parking, 16' BAY-FRONTED lounge & 17' REFITTED kitchen/diner plus EN-SUITE to master bedroom and family bathroom. Offering further POTENTIAL TO EXTEND/CONVERT (STPP) and situated in the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities, bus routes & Braintree Town Centre/Station - Call Hamilton Piers of Great Notley to view!







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

ENTRANCE HALL:
Secure main entry door, loft access, radiator, solid oak flooring.

LOUNGE:
16'1 x 11'10 (4.90m x 3.61m)
Double glazed bay window to front aspect and double glazed window to side aspect, central log burner, radiator, solid oak flooring.

KITCHEN / DINER:
17'4 x 11'0 (5.28m x 3.35m)
Double glazed window to rear aspect, a series of refitted base and wall units, edged work surfaces incorporating a large ceramic sink with central mixer tap, Rangemaster cooker with gas hob and extractor hood over, space for fridge/freezer and washing machine, integrated dishwasher, radiator, tiled flooring. French doors to rear aspect.

MASTER BEDROOM:
12'1 x 11'4 (3.68m x 3.45m)
Double glazed window to front aspect, range of built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:
Double glazed window to rear aspect, double shower, low level WC, wall hung wash hand basin, extractor fan, heated towel rail, tiled flooring.

BEDROOM TWO:
12'1 x 11'5 (3.68m x 3.48m)
Double glazed window to front aspect, built-in wardrobes, radiator, solid oak flooring.

BEDROOM THREE:
11'11 x 7'10 (3.63m x 2.39m)
Double glazed window to rear aspect, radiator, solid oak flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear, single shower, panelled bath withcentral mixer taps, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:
The fenced rear garden has been landscaped and is mainly laid to lawn with patio area, flower/shrub borders, outside tap, access to garage and access gate to the rear.

GARAGE & DRIVEWAY PARKING:
There is a driveway providing off road parking and leads to the detached single garage with up and over door plus power and lighting fitted.

AGENTS NOTES:
Council Tax Band: D

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.