HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



# Tailors Close

Freehold
Tax Band: D

## Great Notley, CM77 7GB

**Guide Price £425,000**

3 2 1

EXTENDED and boasting a DETACHED DOUBLE GARAGE and an IMPRESSIVE 26' OPEN PLAN LIVING AREA, plus a REFITTED KITCHEN, HIGH QUALITY FAMILY BATHROOM and an EN-SUITE to master bedroom is this three bedroom LINK-DETACHED property. Further benefitting from a GENEROUSLY sized rear garden with patio space, private off-road parking and cloakroom. Ideally located in the heart of the sought-after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Contact Hamilton Piers of Great Notley to view!







# Tailors Close, Great Notley, CM77 7GB

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:
Secure main entry front door, stairs with storage to first floor, radiator.

### CLOAKROOM:
Opaque double glazed window to front aspect, vanity hand wash basin, full length storage cupboard, low level WC, radiator.

### KITCHEN:
12'6 x 7'6 (3.81m x 2.29m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, integrated double oven comprising of an oven & microwave combi oven, dishwasher, induction hob, extractor hood, built in fridge/freezer, space for washing machine.

### OPEN PLAN LIVING AREA:
26'0 x 14'7 (7.92m x 4.45m)
Double glazed windows to rear & side, bifold doors to rear aspect, radiators.

### LOUNGE/DINER:
15'9 x 14'7 (4.80m x 4.45m)
Double glazed windows to rear & side, bifold doors to rear aspect opening onto garden. Gas fire place with surround, under stairs storage cupboard, opening into extension.

### FAMILY ROOM:
10'2 x 10'0 (3.10m x 3.05m)
Double glazed window to side aspect, skylights to roof, bifold doors opening onto rear garden, radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Loft access, part boarded loft with pull down ladder. Airing cupboard.

### MASTER BEDROOM:
11'5 x 11'4 (3.48m x 3.45m)
Double glazed window to front aspect, built-in wardrobes, storage cupboard, radiator.

### EN-SUITE:
Fully tiled single shower cubicle, low level WC, vanity wash hand basin, extractor fan, heated towel rail.

### BEDROOM TWO:
10'2 x 8'1 (3.10m x 2.46m)
Double glazed window to rear, built in wardrobes, radiator.

### BEDROOM THREE:
10'2 x 6'2 (3.10m x 1.88m)
Double glazed window to rear, radiator.

### BATHROOM:
Opaque double glazed window to side, panelled bath with central mixer taps and shower attachment, low level WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail.

## EXTERIOR:

### REAR GARDEN:
South/West facing rear garden enclosed by brick wall and fencing, large Indian sandstone patio area with shrubs to border , gate with side access to front of property, garage door to rear of garden.

### GARAGE / PARKING:
Double garage to rear of property with up and over doors, power and lighting, access door from garden, off road parking in front of garage for one vehicle, unrestricted parking to front of property.

### 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.