



Tufted Close

Great Notley, Braintree, CM77 7YE

Freehold
Tax Band:

Guide Price £525,000



****SOLD PRIOR TO MARKETING****PRICED COMPETITIVELY TO SELL and boasting NO ONWARD CHAIN and offering FOUR reception rooms inc. 20' lounge, STUDY & conservatory plus DOUBLE GARAGE with driveway for SIX vehicles is this incredibly spacious four DOUBLE bedroom detached property. Benefiting from UNOVERLOOKED rear garden, spacious kitchen/breakfast room & UTILITY, plus EN-SUITE to master bedroom and offered with VACANT POSSESSION. Call quickly to avoid disappointment!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, vinyl flooring.

LOUNGE:

20'74 x 11'55 (6.10m x 3.35m)

Double glazed bay window to front aspect, gas fireplace, two radiators, carpeted flooring. Door to conservatory.

CONSERVATORY:

9'85 x 9'65 (2.74m x 2.74m)

Part brick and part UPVC built with polycarbonate roof, vinyl flooring. French doors onto rear garden.

STUDY:

9'98 x 6'58 (2.74m x 1.83m)

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

DINING ROOM:

10'96 x 10'58 (3.05m x 3.05m)

Double glazed bay window to front aspect, radiator, carpeted flooring.

KITCHEN/BREAKFAST ROOM:

14'25 x 11'60 (4.27m x 3.35m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge and dishwasher, breakfast bar, radiator, vinyl flooring. Patio door to rear garden.

UTILITY ROOM:

Space for fridge/freezer and washing machine, wall-mounted boiler, radiator, vinyl flooring. Door to driveway.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

MASTER BEDROOM:

12'58 x 11'86 (3.66m x 3.35m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed windows to side and rear aspects, fully tiled, enclosed corner shower, low level WC, bidet, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring.

BEDROOM TWO:

11'64 x 10'31 max to 8'15 (3.35m x 3.05m max to 2.44m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

10'60 x 9'63 (3.05m x 2.74m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FOUR:

9'32 x 8'26 plus recess (2.74m x 2.44m plus recess)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

MAIN BATHROOM:

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

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden commencing with patio area to immediate rear, remainder laid to lawn with mature shrub and tree borders, access gate to side and separate access door to double garage.

GARAGE, DRIVEWAY & PARKING:

Double garage fitted with up and over doors, power and lighting. Driveway parking for up to six vehicles.

AGENTS NOTES:

For further information regarding this property, please contact Sole Agents, 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.

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