



Aylesbury Drive

Great Notley, Braintree, CM77 7AW

Freehold
Tax Band: C

Guide Price £340,000



Boasting a **NEWLY FITTED BATHROOM** and benefiting from an **UNOVERLOOKED** rear garden with **POTENTIAL TO EXTEND (STPP)** plus a spacious 15' **DUAL ASPECT** lounge/diner is this modern three bedroom end-terrace property. Offering a d/stairs cloakroom and located in a tucked away position within Great Notley Garden Village, just a short walk to all local shops/amenities & popular local schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring and smooth ceiling.

CLOAKROOM:

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

KITCHEN:

8'97 x 8'56 (2.44m x 2.44m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, tiled flooring and smooth ceiling.

LOUNGE / DINER:

15'92 max to 12'62 x 15'21 (4.57m max to 3.66m x 4.57m)

Double glazed window to front aspect, under stairs storage cupboard, two radiators, laminate flooring and smooth ceiling. Door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, airing cupboard, loft access, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

11'74 x 8'60 (3.35m x 2.44m)

Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling.

BEDROOM TWO:

10'16 x 8'11 (3.05m x 2.72m)

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate flooring and smooth ceiling.

BEDROOM THREE:

8'80 x 7'01 (2.44m x 2.16m)

Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

BATHROOM:

Opaque double glazed window to front aspect, freestanding Victorian bath tub with central mixer tap and rainfall shower over, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn with rear raised decking area, gated access to side of property and additional gate to rear leading onto allocated parking spaces.

PARKING:

Two allocated parking spaces accessed via rear garden gate. Further on-street parking available on free for all basis to the property frontage.

AGENTS NOTES:

Council Tax Band: TBC

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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