



## Greenway Gardens

Great Notley, Braintree, CM77 7QB

**Guide Price £410,000**

Freehold  
Tax Band: C



Boasting an impressive 80' UNOVERLOOKED South-East facing rear garden, a detached GARAGE with driveway parking and a sizeable 17' DINING/GARDEN ROOM plus modern kitchen is this 2/3 DOUBLE bedroom SEMI-DETACHED BUNGALOW. Benefiting from a spacious 16' lounge and VERSATILE & well-presented living accommodation throughout - Ideally set in a sought after CUL-DE-SAC location within walking distance of local shops/amenities & bus routes.



# Greenway Gardens, Great Notley, Braintree, CM77 7QB

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed composite entrance door, built-in storage cupboard, radiator, wooden flooring.

### LOUNGE:

16'00 x 11'11 (4.88m x 3.63m)

Double glazed window to front aspect, central fireplace, radiator, carpeted flooring and smooth coved ceiling. Double doors into dining room/home office.

### OFFICE / BEDROOM THREE:

10'1 x 8'6 (3.07m x 2.59m)

Double glazed window to rear and side aspects, radiator, Parquet flooring. Double doors onto rear garden.

### KITCHEN:

10'10 x 9'3 (3.30m x 2.82m)

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 unit with central mixer tap and drainer, built-in double oven, integrated appliances, induction hob with extractor over, radiator. Opening to garden/dining room.

### DINING / GARDEN ROOM:

17'6 x 9'3 (5.33m x 2.82m)

Brick construction with vaulted roof, double glazed windows across side and rear aspects, radiator, double doors onto rear garden.

### MASTER BEDROOM:

12'5 x 10'11 (3.78m x 3.33m)

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

### BEDROOM TWO:

11'11 x 10'11 (3.63m x 3.33m)

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

### BATHROOM:

Opaque double glazed window to side aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, radiator, wooden flooring.

### EXTERIOR:

### REAR GARDEN:

Approx 80' unoverlooked rear garden comprising patio area across property rear with remainder mainly laid to lawn, mature shrub borders with flowering plants, storage shed to rear, access door to garage with open access to gated driveway area.

### GARAGE, DRIVEWAY & PARKING:

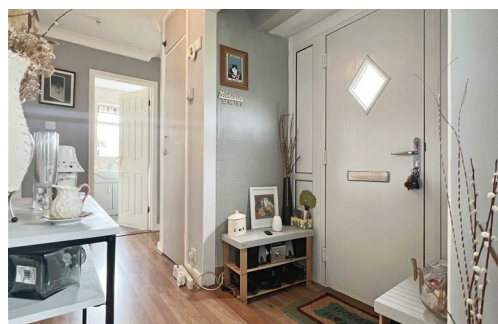
Detached single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles leading to further gated driveway area.

### AGENTS NOTES:

Council Tax Band: C

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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