



Chatsworth Avenue

Great Notley, Braintree, CM77 7ZB

Asking Price £400,000



Boasting a 23? DUAL ASPECT family room, TWO EN-SUITES & UNOVERLOOKED PLOT is this four bedroom SEMI-DETACHED property. Offering a detached GARAGE, 17? lounge & dining room, with accommodation set over three floors & positioned fronting onto a greensward.



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advert summary

Hamilton Piers, the leading local property specialists in Great Notley, are delighted to bring to the market for sale this four bedroom SEMI-DETACHED property, boasting a 23? DUAL ASPECT family room, TWO EN-SUITES and UNOVERTLOOKED PLOT. Offering a detached GARAGE, 17? lounge & dining room, with accommodation set over three floors & positioned fronting onto a greensward.

Ideally located in the heart of Great Notley Garden Village, this property benefits from a wealth of accommodation, set over three floors, having being extended and improved by the sellers, incorporating a sizeable family room which overlooks the rear garden and generous additional reception space. The property also offers en-suites to both bedrooms one and two, with the addition of the main family bathroom and downstairs cloakroom.

Situated just a short walking distance from all local shops/services, amenities and popular local schools, with Braintree Town Centre & Station located just 4 miles away. Braintree Station offers a regular service (via Chelmsford City Centre) to London Liverpool Street. The A120/M11 & Chelmsford are within close proximity.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, carpeted flooring, smooth ceiling.

LOUNGE: (17'04" x 12'11")

Double glazed bay window to front aspect, fireplace surround, radiator, storage cupboard, carpeted flooring, smooth ceiling.

DINING ROOM: (11'00" x 8'04")

Open plan to family room, radiator, tiled flooring, textured ceiling.

KITCHEN: (10'11" x 7'07")

Matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, space for low level fridge, low level freezer, dishwasher, washing machine and tumble dryer, wall-mounted boiler, tiled flooring, textured ceiling.

FAMILY ROOM: (23'05" x 9'08")

Double glazed windows to rear, side and Velux windows to rear aspect, radiator, tiled flooring, vaulted ceiling. Double glazed french doors to rear garden.

CLOAKROOM:

Double glazed window to front aspect, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, carpeted flooring, smooth ceiling.

BEDROOM TWO: (12'07" x 9'06")

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

EN-SUITE TO BEDROOM TWO:

Enclosed shower unit, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

BEDROOM THREE: (10'10" x 9'06")

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

BEDROOM FOUR: (9'02" x 6'05")

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, P-shaped bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (20'02" x 11'02")

Double glazed window to front and side aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:-

FRONT:

The property is set back off the road and faces a greensward.

REAR GARDEN:

Unoverlooked enclosed rear garden, mainly laid to lawn, hardstanding patio area, shed, side access to garage, side access via a gate to parking area.

GARAGE, DRIVEWAY AND PARKING:

Detached garage fitted with lighting, power and up & over door, two parking spaces to side of the property.

AGENTS NOTES:

For further information please contact 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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