HAMILTON PIERS

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Thorington Close

Great Notley, Braintree, CM77 7XE

Asking Price £450,000

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Benefiting from a 15' lounge with Juliette balcony, 16' kitchen/breakfast room plus UTILITY and an EN-SUITE to master bedroom is this four DOUBLE bedroom LINK-DETACHED property. Offering a TANDEM length garage (part-converted), ground floor dining room & cloakroom, set in a CUL-DE-SAC location just a stone's throw from all local amenities.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Stairs to first floor, radiator, under stairs storage cupboard, Karndean flooring, smooth ceiling.

CLOAKROOM:
Low level WC, pedestal wash hand basin, radiator, Karndean flooring, smooth ceiling.

DINING ROOM:
14'06 x 11'01 (4.42m x 3.38m)
Double glazed window to front aspect, radiator, Karndean flooring, smooth ceiling.

KITCHEN / BREAKFAST ROOM:
16'00 x 9'05 (4.88m x 2.87m)
Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, extractor hood, space for fridge/freezer, dishwasher and cooker, radiator, tiled flooring, smooth ceiling.

UTILITY ROOM:
Matching wall and base units, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, radiator, tiled flooring, smooth ceiling, door to garage.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Radiator, carpeted flooring, smooth ceiling.

LOUNGE:
15'11 x 14'03 (4.85m x 4.34m)
Double glazed window to front aspect, radiator, Karndean, smooth ceiling, double glazed french doors to Juliette balcony.

BEDROOM THREE:
14'05 x 8'01 (4.39m x 2.46m)
Double glazed windows to front and rear aspects, radiator, Karndean flooring, smooth ceiling.

BEDROOM FOUR:
11'00 x 9'05 (3.35m x 2.87m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, Karndean flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:
Loft access, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
16'00 x 13'05 max (4.88m x 4.09m max)
Double glazed windows to front and side aspects, built-in wardrobes, radiator, Karndean flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to side aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, Karndean flooring, smooth ceiling.

BEDROOM TWO:
16'01 x 9'08 (4.90m x 2.95m)
Double glazed window to rear aspect, built-in wardrobes, radiator, Karndean flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden with mature borders, hardstanding patio area, side gate, side access to garage.

GARAGE, DRIVEWAY & PARKING:
Tandem garage (part converted for gym area) fitted with lighting, power and up & over door, driveway parking.

AGENTS NOTES:
For further information about 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.