



## Crofters Walk

Great Notley, Braintree, CM77 7GP

**Offers In Excess Of £525,000**



Benefiting from PLANNING PERMISSION GRANTED to extend into the loft, THREE reception rooms and a DOUBLE & SINGLE GARAGE with driveway parking is this four DOUBLE bedroom detached property. Offering a modern kitchen with UTILITY ROOM plus d/stairs cloakroom, EN-SUITE to master bedroom & an UNOVERLOOKED rear garden, just walking distance to local shops/amenities & popular schools.



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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, solid wood flooring, smooth ceiling.

#### CLOAKROOM:

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

#### LOUNGE: (13'05" x 15'02")

Open log fireplace with surround, radiator, solid wood flooring, smooth ceiling, double glazed french doors to rear garden.

#### DINING ROOM: (12'00" x 10'07")

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

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

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, built-in double oven, gas hob, extractor hood, integrated fridge/freezer and dishwasher, radiator, vinyl flooring, smooth ceiling, open to utility room.

#### UTILITY ROOM:

Double glazed window to rear aspect, matching wall and base units, bowl sink and drainer with central mixer taps, space for washing machine and tumber dryer, wall-mounted boiler, radiator, vinyl flooring, smooth ceiling, double glazed door to rear garden.

#### STUDY: (11'11" x 8'04")

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

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Double glazed window to rear aspect, loft access, airing

cupboard, radiator, carpeted flooring, smooth ceiling.

#### MASTER BEDROOM: (13'06" x 9'11")

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

#### EN-SUITE TO MASTER:

Enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

#### BEDROOM TWO: (13'06" x 9'08")

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

#### BEDROOM THREE: (11'03" x 10'00")

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

#### BEDROOM FOUR: (11'02" x 10'08")

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

#### FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

### EXTERIOR:-

#### REAR GARDEN:

Unoverlooked enclosed rear garden with mature shrubs, hardstanding patio area, raised decking area, side access via gate, side door to both garages.

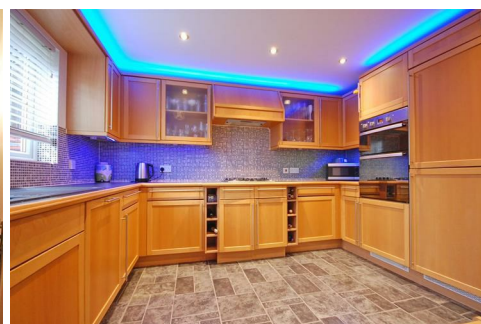
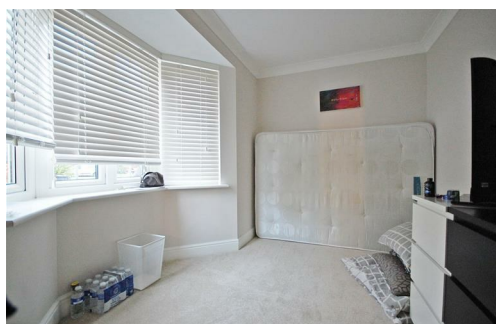
#### GARAGES, DRIVEWAY AND PARKING:

Double garage & single garage with up and over doors light and power, driveway parking.

#### AGENTS NOTES:

For further information 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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