



Grantham Avenue

Great Notley, Braintree, CM77 7FP

Offers In Excess Of £800,000

Freehold
Tax Band:



Prestige Homes by Hamilton Piers are delighted to offer for sale this EXTENSIVELY RENOVATED & UPGRADED four DOUBLE bedroom executive detached property, boasting a 24' DUAL ASPECT lounge with central log burner, 21' OPEN PLAN high-spec kitchen/diner, utility room, STUDY/PLAYROOM and a detached DOUBLE GARAGE (with potential to convert). Benefiting from TWO EN-SUITES with a dressing room to master bedroom, spacious GALLERIED LANDING, under floor heating throughout the ground floor and re-landscaped rear garden. Ideally tucked away in a MEWS POSITION within the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite secure double main entry doors, stairs to first floor, under stairs cupboard, built-in cloak/storage cupboards, solid oak flooring with under floor heating.

LOUNGE:

24'4 x 11'8 (7.42m x 3.56m)

Two double glazed windows to front aspect, central inset log burner with tiled hearth, solid oak flooring with under floor heating. Bi-folding doors to rear BBQ area and opening to kitchen and dining areas.

STUDY:

10'11 x 6'0 (3.33m x 1.83m)

Two double glazed windows to front aspect, solid oak flooring with under floor heating.

KITCHEN / FAMILY ROOM:

21'10 x 18'0 (6.65m x 5.49m)

Double glazed windows to rear aspect and Velux windows to rear aspect, a series of high specification matching base and wall units, edged work surfaces in Quartz, incorporating single bowl sink basin with Quooker tap, a range of high end built-in appliances including two built-in ovens, microwave oven, coffee machine, fridge/freezer, dishwasher, Siemens induction hob with pop-up self-ventilation, floating central island, fitted Bistro unit, under plinth and under counter lighting, solid oak flooring with under floor heating. Bi-folding doors across rear aspect.

UTILITY ROOM:

Matching base and wall units, edged work surfaces in Quartz incorporating single inset sink with central mixer tap, wall-mounted boiler (in cupboard), space for washing machine, solid oak flooring with under floor heating. Composite secure door to side aspect.

CLOAKROOM:

Inset WC, vanity wash hand basin, solid oak flooring with under floor heating.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

12'11 x 12'2 (3.94m x 3.71m)

Two double glazed windows to front aspect, radiator, carpeted flooring. Opening to dressing room.

DRESSING ROOM:

10'0 x 3'7 (3.05m x 1.09m)

Double glazed window to rear aspect, a series of built-in wardrobes, radiator, carpeted flooring.



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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