



## Notley Green

Great Notley, Braintree, CM77 7US

Freehold  
Tax Band:

**Asking Price £575,000**



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED WRAP-AROUND garden, DOUBLE GARAGE & driveway for 4 cars plus spacious 21' DUAL ASPECT lounge is this very well-proportioned four bedroom detached property. Benefiting from further POTENTIAL TO EXTEND (STPP), 20' kitchen/breakfast room plus UTILITY room and occupying an enviable position facing Notley Green. Just a short walk to all local shops/amenities & popular schools. Viewings essential to appreciate the potential of this property!



# Notley Green, Great Notley, Braintree, CM77 7US

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard and additional storage cupboard, radiator, laminate flooring.

### CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, laminate flooring.

### DINING ROOM / OFFICE:

12'23 x 11'00 (3.66m x 3.35m)

Double glazed bay window to front aspect, two radiators, carpeted flooring.

### LOUNGE:

21'20 x 11'66 (6.40m x 3.35m)

Double glazed bay window to front aspect, central gas fireplace with marble hearth and wooden surround, two radiators, carpeted flooring. Double doors onto rear garden.

### KITCHEN / BREAKFAST ROOM:

20'47 x 9'18 (6.10m x 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer and dishwasher, breakfast bar, wall-mounted boiler, two radiators, laminate flooring. French doors onto rear garden.

### UTILITY ROOM:

Matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, radiator, laminate flooring. Door to side.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

14'14 x 13'28 (4.27m x 3.96m)

Double glazed windows to front and side aspects, two sets of built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, panelled bath with

central mixer tap with shower attachment and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring.

### BEDROOM TWO:

11'86 x 8'90 (3.35m x 2.44m)

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

### BEDROOM THREE:

9'84 x 9'74 (2.74m x 2.74m)

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

### BEDROOM FOUR:

7'98 x 7'72 (2.13m x 2.13m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment with additional shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked wrap-around rear garden comprising patio area, remainder laid to lawn with shrub and tree borders, shed, access to garage and gated side access.

### GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting and up & over doors. Driveway parking for 4 vehicles.

## AGENTS NOTES:

Council Tax Band: F

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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