



Washall Drive

Great Notley, Braintree, CM77 7GF

Guide Price £490,000



****GUIDE PRICE £490,000-£510,000**** Boasting **NO ONWARD CHAIN** with masses of **POTENTIAL TO EXTEND** or **CONVERT LOFT (STPP)**, benefiting from a **20' DUAL ASPECT** lounge and an **UNOVERLOOKED** garden with wonderful side views onto greensward is this four bedroom **DETACHED** property. Offering an **EN-SUITE** to master, **GARAGE** with **GATED DRIVE** plus further driveway parking for 2-3 vehicles and ideally located in the highly sought after Great Notley Garden Village.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor with understairs storage cupboard, radiator, laminate flooring and smooth covered ceiling.

DINING ROOM:

10'2 x 9' (3.10m x 2.74m)

Double glazed window to front aspect, radiator, Daikin wall-mounted air conditioning unit (with reversible heating function), laminate flooring and smooth covered ceiling. Doors to rear garden.

CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin, radiator, fully tiled walls with tiled flooring and smooth ceiling.

LOUNGE:

20'6 x 10'7 (6.25m x 3.23m)

Double glazed window to front aspect and two double glazed windows to side aspect, 'Morso' log burner with traditional stone hearth and mantle piece, two radiators, laminate flooring and smooth covered ceiling.

KITCHEN/BREAKFAST ROOM:

13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to side aspect, a series of matching base and wall units, edged work surfaces in Granite, incorporating a single ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, fitted wine cooler, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door giving access to driveway with access to garage.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access (with potential to convert), airing cupboard, radiator, laminate flooring and smooth covered ceiling.

MASTER BEDROOM:

13'6 x 10'6 (4.11m x 3.20m)

Double glazed window to front aspect, radiator, Daikin wall-mounted air conditioning unit (with reversible heating function), laminate flooring and smooth covered ceiling.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed single shower, low level WC, vanity wash hand basin, fully tiled, extractor fan, radiator, storage cupboard, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

11 x 10'4 (3.35m x 3.15m)

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

BEDROOM THREE:

9'10 x 7'10 (3.00m x 2.39m)

Double glazed window to side aspect (giving wonderful views across greensward), built-in wardrobes, 'Daikin' wall-mounted air conditioning unit (with reversible heating function), radiator, carpeted flooring and smooth covered ceiling.

BEDROOM FOUR:

11'4 x 6'7 (3.45m x 2.01m)

Double glazed window to side aspect, fitted wardrobes and dressing units, radiator, 'Daikin' wall-mounted air conditioning unit (with reversible heating function), carpeted flooring and smooth ceiling with sunken spotlights.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:-

REAR GARDEN:

Part-walled and part-fenced garden, commencing with patio area with remainder mainly laid to lawn, a series of flowers/shrubs and trees to borders, shed (to remain), access door to garage and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

Main access to driveway is shared with next door neighbour (for 2 vehicles) which leads to private parking set behind gates (for one further vehicle) leading to single garage, fitted with power, lighting and wooden double doors.

FRONT GARDEN:

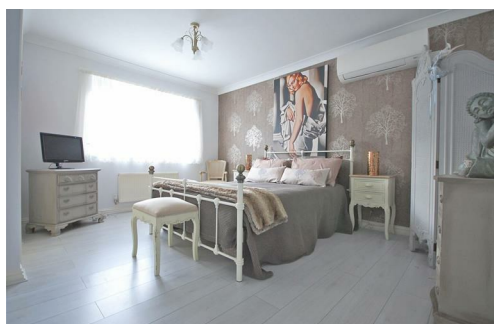
The property is surrounded by wrought iron railings to the front and side perimeters, with gated access and pathway leading to front entrance door.

AGENTS NOTES:

For further information about this property, please contact Sole Agents, Hamilton Piers.

COUNCIL TAX BAND: E

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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