HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Grantham Avenue

Freehold
Tax Band: F

Great Notley, Braintree, CM77 7FP

Offers In Excess Of £600,000

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Boasting VERSATILE living space throughout inc. 22' GLASS ATRIUM/dining area opening to a spacious 22' lounge, a modern 17' kitchen/breakfast room & adjoining 14' utility area/OFFICE/play room is this five DOUBLE bedroom three-storey detached home. Benefiting from an UNOVERLOOKED & generously-sized sunny rear garden, integral GARAGE (potential to convert*) with driveway parking, a 17' vaulted master bedroom with dressing area & en-suite plus a top floor en-suite & Jack & Jill en-suite family bathroom! Tucked away in a MEWS POSITION within sought after Great Notley - Just a short walk to all 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, Amtico flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, inset WC, pedestal wash hand basin with tiled splash back, radiator, Amtico flooring and smooth ceiling.

LOUNGE:
22'10 x 11'04 (6.96m x 3.45m)
Double glazed window to front aspect, central gas fireplace with surround, radiator, Amtico flooring and smooth coved ceiling. Opening to kitchen/breakfast room and atrium.

KITCHEN / BREAKFAST ROOM:
17'07 x 9'05 (5.36m x 2.87m)
A series of matching base and wall units, edged work surfaces incorporating a large ceramic sink with central mixer tap, built-in double oven, gas hob, integrated dishwasher, space for American fridge/freezer, floating island with attached breakfast bar and seating area, radiator, Amtico flooring and smooth ceiling with sunken spotlights. Opening to atrium/dining area.

ATRIUM / DINING AREA:
22'10 x 8'00 (6.96m x 2.44m)
UPVC and brick construction with high vaulted glass roof, Amtico flooring and three sets of French doors to rear garden.

PLAYROOM / UTILITY AREA:
14'04 x 8'03 (4.37m x 2.51m)
Fitted base units with space for washing machine (and potentially tumble dryer), radiator, Amtico flooring and smooth coved ceiling with sunken spotlights. French doors to rear garden and access door into integral garage.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, stairs to second floor, airing cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
17'00 x 15'03 (5.18m x 4.65m)
Feature double glazed window to front aspect and additional double glazed window to rear aspect, radiator, carpeted flooring and high smooth vaulted ceiling with sunken spotlights. Open to dressing area.

DRESSING AREA:
8'04 max x 7'02 (2.54m max x 2.18m)
Four built-in double sliding wardrobes, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, two inset wash hand basins with tiled splash back, shaver point, extractor fan, heated towel rail, Amtico flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM THREE:
15'00 max x 13'09 (4.57m max x 4.19m)
Double glazed window to rear aspect, two built-in single wardrobes, radiator, carpeted flooring and smooth ceiling with sunken spotlights. Direct access into Jack & Jill en-suite and family bathroom.

FAMILY BATHROOM / EN-SUITE TO BEDROOM THREE:
Opaque double glazed window to side aspect, enclosed single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

BEDROOM FIVE:
12'04 x 7'06 (3.76m x 2.29m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:

BEDROOM TWO:
14'00 x 11'08 (4.27m x 3.56m)
Two opaque double glazed windows to side aspect and Velux window to rear aspect, radiator, carpeted flooring and smooth vaulted veiling with sunken spotlights.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, low level WC, inset wash hand basin with tiled splash back, shaver point, extractor fan, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

BEDROOM FOUR:
18'05 x 7'06 (5.61m x 2.29m)
Feature double glazed window to front aspect, built-in eaves storage, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

GARAGE, DRIVEWAY & PARKING:
Integral single garage fitted with power, lighting and up & over door. Driveway parking to property frontage.

AGENTS NOTES:
Council Tax Band: F

For more information regarding 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.