HAMILTON PIERS

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Timbers Close

Great Notley, Braintree, CM77 7GZ

Guide Price £525,000

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*** Guide Price £525,000 - £550,000 ***Benefiting from an impressive 23' OPEN PLAN living space, incorporating RECENTLY FITTED 17' kitchen & boiler with accommodation set over three floors and GARAGE with driveway parking for 3-4 vehicles is this modern FIVE bedroom detached property. Offering further POTENTIAL TO EXTEND to rear (stpp), an EN-SUITE to master and tucked away in a CUL-DE-SAC position within the highly regarded Great Notley Garden Village.

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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, laminate wood flooring, smooth ceiling.

CLOAKROOM:
Double glazed opaque window to front aspect, low level WC, vanity wash hand basin, radiator, laminate wood flooring, smooth ceiling.

LOUNGE:
14'06 x 11'03 (4.42m x 3.43m)
Double glazed window to front aspect, radiator, laminate wood flooring, smooth ceiling. Open plan to dining area.

DINING AREA:
11'09 x 8'08 (3.58m x 2.64m)
Radiator, laminate wood flooring, smooth ceiling. Double glazed patio doors to rear garden. Open plan to kitchen and lounge.

KITCHEN:
17'00 x 10'10 (5.18m x 3.30m)
Double glazed windows to side and rear aspects, matching wall and base units with Quartz work surfaces, bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor fan, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler, laminate wood flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed feature window to front aspect, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
11'04 x 10'03 (3.45m x 3.12m)
Built-in wardrobes, radiator, carpeted flooring, smooth ceiling. Juliette balcony overlooking the garden.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to rear aspect, enclosed corner shower unit, partly tiled walls, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

BEDROOM TWO:
13'00 x 7'08 (3.96m x 2.34m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM FIVE:
9'05 x 8'03 (2.87m x 2.51m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, inset WC, inset wash hand basin, radiator, vinyl flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:

BEDROOM THREE:
14'10 x 13'10 (4.52m x 4.22m)
Double glazed window to side aspect and Velux windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR:
13'10 x 7'08 (4.22m x 2.34m)
Double glazed window to side aspect and Velux window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:
Enclosed rear garden commencing with patio area, followed with artificial lawn with mature borders, side access via gate to driveway and side access to garage.

GARAGE, DRIVEWAY AND PARKING:
Detached garage fitted with up and over door, lighting and power. Driveway parking for 3-4 vehicles.

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.