



Chestnut Avenue

Great Notley, Braintree, CM77 7YJ

Offers In Excess Of £525,000



Boasting THREE EN-SUITES & TWO dressing rooms, ample reception space inc. 18' DUAL ASPECT lounge with Juliette balcony plus STUDY and dining room as well as a stunning 18' MODERN KITCHEN is this four DOUBLE bedroom TOWN HOUSE. Offering TWO GARAGES plus additional off-road parking, an impressive 19' TRIPLE ASPECT master bedroom and an UNOVERLOOKED, landscaped garden. Situated in the highly regarded Great Notley Garden Village, a short walk from all amenities & popular local schools. Viewings essential to appreciate the internal space!



Chestnut Avenue, Great Notley, Braintree, CM77 7YJ

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part glazed entrance door, double glazed sash window to side aspect (fitted with wooden shutters), radiator and additional wall-mounted radiator, double storage cupboard, stairs to first floor with additional storage cupboard under stairs, Karndean flooring and smooth covered ceilings. Access doors to all other ground floor reception areas and open to kitchen.

CLOAKROOM:

Inset WC, vanity wash hand basin, marble effect tiled flooring and smooth ceiling with sunken spotlights.

STUDY:

11'6" max to 8'9" x 9'11" max (3.51m max to 2.67m x 3.02m max)

Double glazed sash windows to front and side aspects (both fitted with wooden shutters), radiator, Karndean flooring and smooth covered ceiling.

DINING ROOM:

12'4" x 11'8" (3.76m x 3.56m)

Two double glazed sash windows to front aspect (fitted with wooden shutters), gas fireplace with surround, radiator, Karndean flooring and smooth covered ceiling.

KITCHEN:

18'4" x 9'9" (5.59m x 2.97m)

Two double glazed sash windows to rear aspect, a series of matching base and wall units in grey gloss, worktops fitted in Carrara Quartz, integrated fridge/freezer, built-in double oven and microwave, wall-mounted boiler (in cupboard), floating island with a variety of storage units underneath also including wine cooler and integrated dishwasher, single bowl sink with central mixer tap and drainer, ceramic five ring hob, radiator, Karndean flooring and smooth covered ceiling with a mixture of sunken spotlights and central feature hanging lights, door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Stairs to second floor, radiator, carpet to floor and smooth ceiling with sunken spotlights.

LOUNGE:

18'8" x 11'8" (5.69m x 3.56m)

Two double glazed sash windows to front aspect and double glazed sash window to side aspect (all fitted with wooden shutters), fitted high gloss storage/TV units, radiator, Karndean flooring and smooth covered ceiling. French doors onto Juliette balcony which overlooks greensward to front aspect.

MASTER BEDROOM:

18'8" x 15'11" (5.69m x 4.85m)

Accessed via inner hallway, double glazed sash windows to front and side aspects (all fitted with wooden shutters), a series of fitted wardrobes, two radiators, loft access, carpet to floor and smooth covered ceiling.

EN-SUITE TO MASTER BEDROOM:

Opaque double glazed window to rear aspect, enclosed fully tiled shower, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM FOUR:

10'7" x 10'5" (3.23m x 3.18m)

Double glazed sash window to rear aspect, radiator, carpet to floor and smooth covered ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard (housing hot water tank), carpet to floor and smooth ceiling.

BEDROOM TWO:

13'10" x 10'00" (4.22m x 3.05m)

Double glazed sash window to rear aspect, radiator, carpet to floor and smooth covered ceiling.

DRESSING AREA:

Openly accessed via bedroom, double glazed sash window to rear aspect, built-in wardrobes, radiator, carpet to floor and smooth covered ceiling with sunken spotlights.

EN-SUITE TO BEDROOM TWO:

Enclosed fully tiled single shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:

12'11" x 11'9" (3.94m x 3.58m)

Two double glazed sash windows to front aspect, radiator, carpet to floor and smooth covered ceiling.

DRESSING AREA:

Openly accessed via bedroom, double glazed sash window to front aspect, built-in wardrobes, radiator, carpet to floor and smooth covered ceiling with sunken spotlights.

EN-SUITE TO BEDROOM THREE:

Enclosed fully tiled single shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:-

FRONT:

The property is approached via pathway to front door, set behind iron railings with gated access.

REAR GARDEN:

Fenced rear garden with patio area to immediate rear, artificial lawned area to centre with decked area to rear, a small variety of shrubs set into raised railway sleeper beds and in keeping with the decked areas, additionally incorporating feature down-lighting. Gated access to side and access to the adjoining garage.

GARAGE, DRIVEWAY AND PARKING:

The property benefits from two garages, one of which is located at the side of the property, fitted with power, lighting and up and over door (useful as a utility area). The second garage is located behind the property and accessed next to the property front (in block of two). Off-road parking available in front of garages.

AGENTS NOTES:

This property also benefits from a small additional piece of land, located almost adjacent to the second garage (behind the property). It is currently gravelled but is large enough in space, should a purchaser choose to pave/shingle the area, to fit an additional two parked cars on. Further information available if required.

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

