



Petworth Close

Great Notley, Braintree, CM77 7XS

£640,000



Boasting POTENTIAL TO EXTEND (stpp) with a 21' DUAL ASPECT lounge, 21' kitchen/breakfast room with separate UTILITY room & DOUBLE GARAGE with driveway parking is this four bedroom DETACHED property. Offering a CONSERVATORY, d/stairs cloakroom, EN-SUITE to master and set within a highly sought after cul-de-sac in Great Notley Garden Village.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

17'04 x 8'03 (5.28m x 2.51m)

Stairs to first floor, radiator, tiled flooring, smooth ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand, radiator, tiled flooring, smooth ceiling.

LOUNGE:

21'10 x 11'07 (6.65m x 3.53m)

Double glazed sash windows to front and windows to rear aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

DINING ROOM:

11'07 x 11'04 (3.53m x 3.45m)

Double glazed sash windows to front aspect, radiator, vinyl flooring, smooth ceiling.

KITCHEN / BREAKFAST ROOM:

20'05 x 11'10 (6.22m x 3.61m)

Double glazed sash to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, water softener, built-in oven, gas hob, extractor hood, integrated fridge/freezer and dishwasher, radiator, tiled flooring, smooth ceiling. Open plan to conservatory.

UTILITY ROOM:

Base units, one and a half bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, radiator, tiled flooring, smooth ceiling, double glazed door to side aspect.

CONSERVATORY:

13'05 x 9'09 (4.09m x 2.97m)

Brick and wood construction, glass roof, wall mounted air conditioning unit, radiator, carpeted flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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

MASTER BEDROOM:

14'01 x 13'02 (4.29m x 4.01m)

Double glazed sash window to side aspect, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, enclosed double shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO:

11'10 x 9'07 (3.61m x 2.92m)

Double glazed sash window to rear and double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:

10'01 x 9'09 (3.07m x 2.97m)

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

BEDROOM FOUR:

8'05 x 8'00 (2.57m x 2.44m)

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

FAMILY BATHROOM:

Double glazed opaque sash window to front aspect, corner bath unit with shower over the bath, partly tiled walls, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hard standing patio area, side access via gate to the front of the property.

GARAGE, DRIVEWAY & PARKING:

Double garage with up and over doors, light and power, driveway parking for 2/3 vehicles.



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