HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Sheringham Drive

Great Notley, Braintree, CM77 7FY

Asking Price £400,000

2 3 1

Boasting NO ONWARD CHAIN and benefiting from TWO EN-SUITES to two DOUBLE bedrooms plus GARAGE & CARPORT with driveway parking and UNOVERLOOKED garden with POTENTIAL TO EXTEND (stpp) is this UNIQUE/rarely available detached property. Offered with VACANT POSSESSION, a 21' dual aspect lounge/diner with feature central brick open fireplace, d/stairs cloakroom & generally positioned in a highly sought after CUL-DE-SAC within Great Notley Garden Village. Internal viewings highly recommended!

Sheringham Drive, Great Notley, Braintree, CM77 7FY

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE AREA:
Part glazed entry door giving immediate access to open reception room:

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

LOUNGE / DINER:
21'44 x 18'64 (6.40m x 5.49m)
Two double glazed windows to front aspect, stairs to first floor, under stairs storage cupboard, central open brick fireplace, two radiators, laminate flooring and smooth coved ceiling. French doors to rear garden.

KITCHEN:
10'43 x 7'75 (3.05m x 2.13m)
Double glazed window to rear aspect, a series of traditional matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, space for Rangemaster cooker with gas hob and hot plate with extractor hood over, integrated fridge/freezer, space for dishwasher and washing machine, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
14'26 x 9'47 (4.27m x 2.74m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE 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, shaver point, extractor fan, radiator, access to airing cupboard, tiled flooring and smooth coved ceiling with sunken spotlights.

BEDROOM TWO:
13'89 x 9'63 (3.96m x 2.74m)
Two double glazed windows to front aspect, two sets of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to front aspect, enclosed fully tiled double shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, built-in storage cupboard, tiled flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Enclosed by fencing and unoverlooked, commencing with patio area to immediate rear with remainder mainly laid to artificial lawn with shrub rear border, access to garage and gated side access to carport.

GARAGE, CARPORT & PARKING:
Carport with parking for two vehicles leading to detached single garage, fitted with power, lighting and up & over door.

AGENTS NOTES:
For further information regarding this property, please speak to Sole Selling Agents, 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.