



## Burghley Close

Great Notley, Braintree, CM77 7WY

Freehold  
Tax Band: E

**Guide Price £400,000**



**\*\*GUIDE PRICE £400,000- £425,000\*\***Boasting NO ONWARD CHAIN and offering THREE reception rooms inc. bay-fronted lounge, dining room & STUDY/SNUG plus modern kitchen with UTILITY ROOM is this three DOUBLE bedroom detached property. Benefiting from a well-proportioned rear garden with further POTENTIAL TO EXTEND (STPP), a detached GARAGE with driveway & EN-SUITE to master bedroom. Tucked away in a CUL-DE-SAC location within the highly regarded Great Notley Garden Village.





# Burghley Close, Great Notley, Braintree, CM77 7WY

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, laminate flooring and smooth coved ceiling.

### LOUNGE:

12'96 x 11'03 (3.66m x 3.43m)

Double glazed bay window to front aspect, gas fireplace with marble hearth and wooden surround, two radiators, carpeted flooring. Double doors to dining room.

### DINING ROOM:

9'36 x 8'71 (2.74m x 2.44m)

Laminate flooring and smooth coved ceiling. Door to kitchen and patio doors to rear garden.

### STUDY / SNUG:

Double glazed bay window to front aspect and double glazed window to side aspect, radiator, under stairs cupboard, laminate flooring.

### KITCHEN:

9'95 x 8'35 (2.74m x 2.44m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for low level fridge, freezer and dishwasher, breakfast bar, tiled vinyl flooring and smooth coved ceiling. Door to utility room.

### UTILITY ROOM:

Base units with space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled vinyl flooring. Door to rear garden.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, tiled vinyl flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, airing cupboard, loft access, radiator, carpeted flooring.

### MASTER BEDROOM:

11'37 x 9'88 (3.35m x 2.74m)

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

### EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled enclosed single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM TWO:

12'28 x 9'18 (3.66m x 2.74m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM THREE:

10'54 x 9'19 (3.05m x 2.74m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, carpeted flooring and smooth coved ceiling.

### EXTERIOR:

### REAR GARDEN:

Fenced rear garden commencing with patio area extending across property rear, remainder mainly laid with shingle areas and mature shrubs, shed, gated access to side.

### GARAGE, DRIVEWAY & PARKING:

Detached single garage fitted with power, lighting and up & over door. Driveway parking available.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, 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.

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