HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Hidcote Way

Freehold
Tax Band: E

Great Notley, Braintree, CM77 7XT

Guide Price £490,000

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GUIDE PRICE £490,000-£510,000 Boasting NO ONWARD CHAIN and benefiting from THREE reception rooms inc. 15' lounge & CONSERVATORY plus a spacious kitchen with UTILITY room is this IMMACULATELY PRESENTED four bedroom detached property. Offering a sizeable master bedroom with EN-SUITE, an integral GARAGE & driveway for two cars, plus further potential to convert the loft/garage (stp). Situated in the highly regarded Great Notley Garden Village, just a short walk to local shops/amenities & popular schools.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, radiator, storage cupboard, laminate flooring.

CLOAKROOM:
Low level WC, vanity wash hand basin with tiled splash backs, radiator, extractor fan, laminate flooring.

DINING ROOM:
10'5" x 9'3" (3.19m x 2.84m)
Double glazed window to front aspect, radiator, carpeted flooring.

LOUNGE:
15'1" x 13'11" (4.61m x 4.25m)
Two double glazed windows to rear aspect, central gas fireplace with marble hearth and surround, two radiators, carpeted flooring. Double doors to conservatory.

CONSERVATORY:
9'57 x 8'70 (2.74m x 2.44m)
Brick built with glass roof, laminate flooring and French doors onto rear garden.

KITCHEN:
10'2" x 9'3" plus door recess (3.12m x 2.83m plus door recess)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer, water softener, radiator, luxury vinyl flooring.

UTILITY ROOM:
Matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, recently fitted wall-mounted boiler (in cupboard), radiator, luxury vinyl flooring. Door to side.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:
12'0" x 11'7" (3.66m x 3.55m)
Two double glazed windows to front aspect, two sets of built-in wardrobes plus additional built-in storage cupboard, TV point, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to front aspect, enclosed double shower with Thermostatic Temperature Control, inset WC, vanity wash hand basin, shaver point, extractor fan, fitted storage units, radiator, wood effect laminate flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
10'11" x 9'3" plus door recess (3.35m x 2.83m plus door recess)
Double glazed window to rear aspect, two built-in wardrobes, TV point, radiator, carpeted flooring.

BEDROOM THREE:
10'2" x 8'1" (3.11m x 2.48m)
Double glazed window to rear aspect, built-in wardrobes, TV point, radiator, carpeted flooring.

BEDROOM FOUR:
10'2" x 6'11" (3.12m x 2.12m)
Double glazed window to rear aspect, TV point, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to side aspect, enclosed corner shower unit with Thermostatic Temperature Control, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, shaver point, extractor fan, radiator, wood effect laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Fenced rear garden comprising of patio area with gated side access, remainder mainly laid to lawn with shrub borders, shed, greenhouse.

GARAGE, DRIVEWAY & PARKING:
Integral single garage fitted with electric door, power and lighting. Driveway parking for two vehicles with lawned frontage.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please call Sole Agents, 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.