



Framlingham Way

Great Notley, Braintree, CM77 7YY

Freehold
Tax Band:

Asking Price £349,500



Boasting NO ONWARD CHAIN and benefiting from an UNOVERLOOKED rear garden, spacious 17' lounge/diner plus CONSERVATORY is this two DOUBLE bedroom SEMI-DETACHED property. Offering an EN-SUITE to master bedroom, d/stairs cloakroom plus GARAGE & driveway parking. Overlooking greensward to front and located just a short walk from all local shops/amenities & popular schools. Internal viewings highly advised!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, laminate flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

KITCHEN:

9'79 x 9'47 (2.74m x 2.74m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer, space for washing machine and dishwasher, wall-mounted boiler (in cupboard), laminate flooring and smooth ceiling with sunken spotlights.

LOUNGE / DINER:

17'59 x 11'78 (5.18m x 3.35m)

Double glazed window to rear aspect, two radiators, carpeted flooring and smooth coved ceiling. Double doors onto conservatory.

CONSERVATORY:

11'06 x 9'66 (3.51m x 2.74m)

Part brick and part UPVC construction with glass roof, laminate flooring. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, airing cupboard, additional storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

10'63 x 10'06 (3.05m x 3.20m)

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

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

10'65 x 7'36 (3.05m x 2.13m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

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, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden commencing with patio area to immediate rear with pathway to gated side access and door to garage, remainder mainly laid to lawn with shrub borders.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with further space available.

AGENTS NOTES:

Council Tax Band: TBC

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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