HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Torver Close

Freehold
Tax Band: E

White Court, Great Notley, Braintree, CM77 7XD

Offers In Excess Of £575,000

4 3 2 D

Boasting a sizeable UNOVERLOOKED rear garden, integral DOUBLE GARAGE (potential to convert) and ample living space inc. EXTENDED 19' kitchen/diner, BAY-FRONTED lounge & OFFICE/PLAYROOM is this VERSATILE four double bedroom detached property. Benefiting from a fitted utility area, driveway parking for THREE vehicles, EN-SUITE to master plus family bathroom & d/stairs cloakroom. Offering further POTENTIAL TO EXTEND (STPP) and ideally set in a tucked away and desirable CUL-DE-SAC location within the highly regarded White Court, Great Notley - Just a short walk to all local shops/amenities & popular schools.

Torver Close, White Court, Great Notley, Braintree, CM77 7XD

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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:
Double glazed lead lined windows to front and side aspects with secure main entry hall into the inner hall.

INNER HALL:
Double glazed window to front aspect, stairs to first floor, radiator, wooden flooring and smooth coved ceiling. Access door into double garage.

CLOAKROOM:
Double glazed window to rear aspect, low level WC, pedestal wash hand basin with tiled splash back, radiator, vinyl flooring and smooth coved ceiling.

LOUNGE:
15'6 x 12'6 (4.72m x 3.81m)
Double glazed bay window to front aspect, central electric fireplace (with gas option), radiator, carpeted flooring and smooth coved ceiling.

KITCHEN / DINER:
19'3 x 12'1 (5.87m x 3.68m)
Double glazed windows to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for oven (currently fitted with electric hob), integrated low level fridge, freezer and space for dishwasher, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to side aspect accessing rear garden. *(A utility area is located to the rear of the double garage and comprises fitted base units with space for a washing machine and tumble dryer).

OFFICE / PLAYROOM:
12'6 x 10'4 (3.81m x 3.15m)
Radiator, carpeted flooring and smooth coved ceiling. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:
12'9 x 10'9 (3.89m x 3.28m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to side aspect, enclosed double shower unit, low level WC, inset wash hand basin, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
11'7 x 11'3 (3.53m x 3.43m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM THREE:
11'1 x 9'7 (3.38m x 2.92m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM FOUR:
12'5 x 7'9 (3.78m x 2.36m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, bidet, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked and generously sized rear garden comprising patio area extending across property rear and sides, remainder mainly laid to lawn with a variety of mature shrubs, trees and landscaped areas incorporating decorative stones and flowering plants, Summer House, side area with water butts and bin store, gated side access.

DOUBLE GARAGE, DRIVEWAY & PARKING:
Integral double garage fitted with power, lighting and up and over doors with potential to convert. Utility area currently fitted to rear with base units, roll top work surface and space for washing machine and tumble dryer.

AGENTS NOTES:
Council Tax Band: E

For more information regarding this property, please contact Hamilton Piers.

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