



Brancaster Drive

Great Notley, Braintree, CM77 7JR

Offers In Excess Of £550,000



****OPEN DAY: SATURDAY 30TH APRIL - BY APPOINTMENT ONLY**** Boasting THREE reception rooms inc. 18' CONSERVATORY, plus spacious kitchen/breakfast room & UTILITY and offering a RECENTLY LANDSCAPED rear garden is this four bedroom DETACHED property. Benefiting from an EN-SUITE to master, lounge, separate DINING ROOM & d/stairs cloakroom - Located in a sought after CUL-DE-SAC position on the high regarded Great Notley Garden Village.



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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 side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

LOUNGE:

15'85 x 10'82 (4.57m x 3.05m)

Two double glazed windows to front aspect, fireplace (with gas connection available if required) with marble hearth and wooden mantelpiece and surround, two radiators, carpeted flooring and smooth coved ceiling.

DINING ROOM:

12'70 x 7'21 (3.66m x 2.13m)

Radiator, laminate flooring and smooth coved ceiling. Doors to conservatory.

KITCHEN:

14'14 max to 9'52 x 11'59 (4.27m max to 2.74m x 3.35m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, breakfast bar, radiator, tiled flooring and smooth ceiling.

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, radiator, extractor fan. tiled flooring and smooth ceiling. Door to conservatory.

CONSERVATORY:

18'89 x 8'93 (5.49m x 2.44m)

Part UPVC and part brick built with polycarbonate roof, custom fitted blinds to all surrounding windows, two radiators, laminate flooring and French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed opaque window to side aspect, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

13'03 x 10'11 (4.04m x 3.33m)

Double glazed windows to front aspect, built-in wardrobes, radiator, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, enclosed double shower unit with rainfall shower head, fully tiled walls, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO:

11'03 x 9'06 (3.43m x 2.90m)

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

BEDROOM THREE:

10'00 x 8'01 (3.05m x 2.46m)

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

BEDROOM FOUR:

9'00 x 6'11 (2.74m x 2.11m)

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

FAMILY BATHROOM:

Double glazed opaque window to side aspect, fully tiled walls, P-shaped bath with shower attachment and rainfall shower head, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:

Fenced and recently landscaped rear garden commencing with patio area, raised decking area to side with remainder mainly laid to artificial lawn, rear borders comprising of trees, shrubs and flower beds, access door to garage, gated access to side.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with lighting, power and up & over door. Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:

For further information about this property, please contact 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.

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