



## Highclere Road

Great Notley, Braintree, CM77 7WX

**Asking Price £575,000**



Benefiting from masses of POTENTIAL TO EXTEND (STPP) with a 56' REAR GARDEN and a detached DOUBLE GARAGE with driveway for 5-6 vehicles is this spacious four bedroom DETACHED property. Offering THREE reception rooms inc. 18' BAY-FRONTED lounge & 16' study/family room, an EN-SUITE to master bedroom & set back in a quiet MEWS LOCATION on the sought after Great Notley Garden Village. Viewings highly recommended.



# Highclere Road, Great Notley, Braintree, CM77 7WX

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, laminate wood flooring, textured ceiling.

### CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, heated towel rail, laminate wood flooring, textured ceiling.

### LOUNGE:

18'10 x 12'01 (5.74m x 3.68m)

Double glazed bay window to front aspect, fireplace surround, radiator, carpeted flooring, textured ceiling, french doors to dining room.

### DINING ROOM:

11'02 x 9'00 (3.40m x 2.74m)

Radiator, laminate wood flooring, textured ceiling, double glazed patio doors to rear aspect.

### KITCHEN / BREAKFAST ROOM:

11'01 x 10'09 (3.38m x 3.28m)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, space for low level fridge and dishwasher, radiator, laminate wood flooring, textured ceiling.

### UTILITY ROOM:

Base units with roll top work surfaces, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler, radiator, laminate wood flooring, textured ceiling, double glazed window to rear aspect.

### STUDY / FAMILY ROOM:

16'03 x 8'06 (4.95m x 2.59m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator, laminate wood flooring, textured ceiling.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed window to front aspect, loft access, airing cupboard, storage cupboard, radiator, carpeted flooring, textured ceiling.

### MASTER BEDROOM:

15'04 x 10'05 (4.67m x 3.18m)

Double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

### EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to rear aspect, enclosed shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, textured ceiling.

### BEDROOM TWO:

14'03 x 8'10 (4.34m x 2.69m)

Double glazed window to front and side aspects, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

### BEDROOM THREE:

10'05 x 10'05 (3.18m x 3.18m)

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

### BEDROOM FOUR:

11'10 x 8'06 (3.61m x 2.59m)

Double glazed windows to front and rear aspects, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to side aspect, enclosed shower unit, fully tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, textured ceiling.

## EXTERIOR:-

### REAR GARDEN:

56ft (17.07mft)

Enclosed well established rear garden, mainly laid to lawn with mature borders and trees, hardstanding patio area, side access via gate to front, side access to double garage.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with up and over doors, lighting and power, with driveway parking for 5/6 vehicles.

### AGENTS NOTES:

For further information 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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