



## Jay Close

Great Notley, Braintree, CM77 7GJ

Freehold  
Tax Band:

**Asking Price £650,000**



Boasting a COMPLETE ONWARD CHAIN\*\* and offering FOUR RECEPTION ROOMS inc. a 17' bay-fronted lounge, STUDY plus spacious 18' family room is this EXTENDED four DOUBLE bedroom detached property. Benefiting from a stunning 17' SNUG/SECOND LOUNGE, an impressive 27' kitchen/diner plus a large UTILITY room and TWO EN-SUITES. Positioned in a quiet CUL-DE-SAC location in the highly regarded Great Notley Garden Village, offering GARAGE, driveway for 3-4 cars and spacious frontage. Viewings highly recommended!



# Jay Close, Great Notley, Braintree, CM77 7GJ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor with under stairs storage cupboard, radiator, laminate flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed borrowed-light window, low level WC, vanity wash hand basin with mosaic tiled splash backs, radiator, extractor fan, tiled flooring and smooth ceiling.

### LOUNGE:

17'11 x 11'82 (5.46m x 3.35m)

Double glazed bay window to front aspect, central gas fireplace with granite hearth and wooden mantle, two radiators, laminate flooring and smooth ceiling. Double doors to dining area.

### STUDY:

10'19 x 8'19 (3.05m x 2.44m)

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

### KITCHEN / DINING ROOM:

27'06 x 10'62 (8.38m x 3.05m)

A series of matching base and wall units, edged work surfaces in Granite incorporating one and a half bowl sink with central mixer tap and drainer, built-in Neff double oven, gas hob with extractor hood over, integrated dishwasher and tall fridge, built-in microwave oven, tiled flooring and smooth ceiling with sunken spotlights. Patio doors from dining area onto rear garden and two open entry points to family room, utility room and second lounge.

### UTILITY ROOM:

11'69 x 8'59 (3.35m x 2.44m)

Opaque double glazed window to side aspect, a series of matching base and wall units, single bowl sink with central mixer tap and drainer, space for freezer, washing machine and tumble dryer, wall-mounted boiler (in cupboard), tiled flooring with under floor heating and smooth ceiling. Part-glazed door to side aspect and additional access door to garage.

### FAMILY ROOM:

18'32 x 9'13 (5.49m x 2.74m)

Brick built with double glazed windows across side and rear aspects, tiled flooring with under floor heating and smooth ceiling. French doors onto rear garden.

### SNUG / SECOND LOUNGE:

17'01 x 15'84 (5.21m x 4.57m)

Previously a double garage, fully converted into extended internal square footage adjoining family room, double glazed opaque window to front aspect, two double glazed windows to rear and French doors onto rear garden, loft access, laminate flooring with under floor heating, smooth ceiling with sunken spotlights, built-in speaker system to walls and ceiling.

### LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

14'84 x 12'10 (4.27m x 3.91m)

Double glazed window to front aspect, two sets of built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled corner shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, heated towel rail, tiled flooring and smooth ceiling.

### BEDROOM TWO:

11'18 x 8'46 (3.35m x 2.44m)

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

### BEDROOM THREE:

11'14 x 8'37 (3.35m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling. Door to Jack & Jill en-suite shower room.

### EN-SUITE SHOWER ROOM:

Opaque double glazed window to side aspect, fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, smooth ceiling.

### BEDROOM FOUR:

10'01 x 9'40 plus door recess (3.07m x 2.74m plus door recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling. Door to Jack & Jill en-suite.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Fenced rear garden commencing with patio area with remainder mainly laid to lawn, additional raised patio area to garden rear, shrub borders with mature hedges across side aspect, gated side access.

#### GARAGE, DRIVEWAY & PARKING:

Attached single garage fitted with power, lighting and up & over door plus eaves storage and access door to utility room. Driveway parking for 3-4 vehicles.

### AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact Sole 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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