HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Stanstrete Field

Freehold
Tax Band: D

Great Notley, Braintree, CM77 7JW

Guide Price £350,000

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GUIDE PRICE £350,000-£375,000 Boasting a spacious CORNER PLOT with a generous 15' DUAL ASPECT lounge/diner & CONSERVATORY is this three bedroom END TERRACE property. Offering a sizeable UNOVERLOOKED rear garden, THREE allocated parking spaces, d/stairs cloakroom and further POTENTIAL TO EXTEND (STPP). Situated in the highly regarded Great Notley Garden Village, overlooking a greensward to the front & set just a short walk from all local shops/amenities & popular schools.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, storage cupboard, laminate flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, laminate flooring.

KITCHEN:
8'84 x 8'74 (2.44m x 2.44m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, cooker with extractor over, space for fridge/freezer, washing machine and dishwasher, laminate flooring.

LOUNGE / DINER:
15'42 x 15'36 (4.57m x 4.57m)
Double glazed windows to front and rear aspects, stairs to first floor, fireplace, radiator, laminate flooring. Door to conservatory.

CONSERVATORY:
12'70 x 11'48 (3.66m x 3.35m)
Part UPVC and part brick built with glass roof, radiator, laminate flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, airing cupboard, loft access, carpeted flooring.

MASTER BEDROOM:
11'68 x 8'93 (3.35m x 2.44m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:
12'48 x 8'07 (3.66m x 2.62m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
8'85 x 7'08 (2.44m x 2.34m)
Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring.

EXTERIOR:

REAR GARDEN:
Generously sized rear garden commencing with patio area extending across rear, remainder laid to lawn with pond to rear corner and large storage shed, gated access to side.

PARKING:
Allocated parking for three vehicles to property front.

AGENTS NOTES:
Council Tax Band: D

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.