



## Ickworth Close

Braintree, CM77 7ZY

**Asking Price £750,000**

Freehold  
Tax Band: G



Hamilton Piers are delighted to offer for sale this EXECUTIVE FIVE bedroom detached family home, boasting an impressive 21' OPEN PLAN kitchen/dining/family room with GRANITE WORKTOPS and separate utility room, a private UNOVERLOOKED garden with OUTSIDE ANNEX and a DOUBLE GARAGE and driveway for four vehicles. Benefiting from a substantial 18' master bedroom with dressing area & en-suite bathroom, VERSATILE accommodation set over three floors with THREE BATHROOMS plus the d/stairs cloakroom and a spacious 18' dual aspect lounge and adjacent OFFICE/SNUG. Ideally located in the heart of Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.



# Ickworth Close, Braintree, CM77 7ZY

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

16'04" x 6'04" (4.98m x 1.93m)

Secure entrance door onto hallway with doors to- lounge, office/snug, W/C, kitchen/diner, storage cupboard, Amtico flooring and stairs to first floor.

### LOUNGE:

18'11" x 11'05" (5.77m x 3.48m)

Dual aspect double glazed window to front and french doors to rear onto garden, fitted blinds, gas coal burner with brick surround, x2 radiators.

### OFFICE / PLAYROOM:

11'05" x 9'06" (3.48m x 2.90m)

Double glazed window to front with fitted blind, built in office furniture and storage, Amtico flooring, radiator.

### KITCHEN / DINER:

21'10" x 17'05" > 11'05" (6.65m x 5.31m > 3.48m)

Dual aspect double glazed window to side and french doors to rear onto garden, granite roll edge work surfaces, composite drainer sink inset with waste disposal and water softener, 5 ring Range gas hob and oven with extractor over, extensive matching wall and base units with central island with base units, integrated fridge freezer, tiled flooring, x2 radiators.

### UTILITY ROOM:

Part glazed door to side onto garden, square edge worktops with matching wall and base units, integrated microwave, space for washing machine & tumble dryer, radiator.

### CLOAKROOM:

Vanity hand wash basin, low level W/C, Amtico flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double airing/storage cupboard, doors to bedroom one, bedroom three, stairs to second floor.

### MASTER BEDROOM:

18'07" x 11'04" (5.66m x 3.45m)

Dual aspect double glazed window to front and rear, dressing area, x2 double built in wardrobes, x2 radiators, door to ensuite.

### EN-SUITE:

7'07" x 6'04" (2.31m x 1.93m)

Double glazed opaque window to front, corner shower, vanity hand wash basin, low level W/C, bidet, tiled flooring, chrome heated towel rail.

### BEDROOM THREE:

14'02" x 9'04" (4.32m x 2.84m)

Double glazed window to front with fitted blinds, x2 double fitted wardrobes, radiator, wood effect flooring.

### EN-SUITE:

10'09" x 3'10" (3.28m x 1.17m)

Double glazed window to rear, bath with shower over, vanity hand wash basin, low level W/C, chrome heated towel rail, fully tiled.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

### BEDROOM TWO:

18'08" x 11'05" (5.69m x 3.48m)

Dual aspect double glazed window to front and x2 velux to rear, x2 built in wardrobes, x2 radiators, wood effect flooring, door to Jack & Jill ensuite.

### JACK & JILL EN-SUITE:

7'09" x 6'05" (2.36m x 1.96m)

Double velux window to front, double shower, low level W/C, wall mounted hand basin, doors to bedrooms 2 & 5.

### BEDROOM FOUR:

11'05" x 7'08" (3.48m x 2.34m)

Double glazed velux to rear, built in wardrobes, radiator.

### BEDROOM FIVE:

9'04" x 8'07"

Double glazed window to front, built in wardrobe, radiator, wood effect flooring, door to Jack & Jill ensuite.

## EXTERIOR:

### ANNEX:

Secure entrance door with small porch area, living space with kitchette area with sink, separate bathroom with bath with shower over, fully tiled, pedestal hand basin, low level W/C, electric chrome towel rail, wood effect flooring. Has electric and independent internet connection.

### REAR GARDEN:

Landscaped rear garden with patio area to immediate rear of property with seating area to the side, raised beds with mature shrubs, centre of garden laid to lawn, outside power points, separate spacious paved side area with side access and gate to the front, and door onto garage.

### GARAGE, DRIVEWAY & PARKING:

Detached double garage with power connected, fully boarded with up and over doors.

Parking for 4 vehicles.

### AGENTS NOTES:

Council Tax Band: G

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



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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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