HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Ragley Close

Freehold
Tax Band: C

Great Notley, Braintree, CM77 7XP

Offers In Excess Of £350,000

3 2 2

Benefiting from an UNOVERLOOKED & recently re-landscaped rear garden, spacious lounge/diner plus CONSERVATORY and accommodation set over three floors is this EXTENDED three DOUBLE bedroom terraced property. Offering an impressive 18' DUAL ASPECT master bedroom with EN-SUITE, allocated parking and ideally located within a short walking distance to all local shops/amenities & popular schools. Ideal for first time buyers!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, stairs to first floor, radiator, laminate flooring and smooth ceiling.

KITCHEN:
9'08 x 6'07 (2.95m x 2.01m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, built in slimline dishwasher, wall-mounted boiler (in cupboard), laminate flooring and smooth ceiling.

LOUNGE / DINER:
14'05 x 13'01 (4.39m x 3.99m)
Understairs storage cupboard, radiator, laminate flooring. Patio doors onto conservatory.

CONSERVATORY:
Part brick and part UPVC construction with glass roof, tiled flooring and French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Stairs to second floor, carpeted flooring.

BEDROOM TWO:
13'02 x 11'03 max (4.01m x 3.43m max)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:
12'11 x 6'05 (3.94m x 1.96m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:
Carpeted flooring. Access to:

MASTER BEDROOM:
18'06 x 8'10 (5.64m x 2.69m)
Velux window to front aspect and double glazed window to rear aspect, built-in eaves storage cupboards, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden enclosed by fencing and comprising artificial lawned area with raised decking area to rear, shed, gated rear access.

ALLOCATED PARKING:
Allocated parking for one vehicle to property front with further on-street parking available.

AGENTS NOTES:
Council Tax Band: C

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.