HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Elsham Drive

Freehold
Tax Band: F

Great Notley, Braintree, CM77 7XR

Offers In Excess Of £550,000

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Boasting NO ONWARD CHAIN and benefiting from a DOUBLE GARAGE with driveway for 2-3 vehicles, THREE reception rooms inc. 16' lounge, dining room plus CONSERVATORY, with spacious kitchen & UTILITY room is this RARELY AVAILABLE four bedroom town house. Offering four DOUBLE bedrooms, an UNOVERLOOKED and sizeable rear garden, set within the prestigious 'Manor House' within the highly regarded Great Notley Garden Village. Internal viewings highly recommended.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed Sash window to front aspect, stairs to first floor, under stairs storage cupboard and additional built-in cupboard, two radiators, laminate flooring and smooth corniced ceiling.

CLOAKROOM:
Double glazed Sash window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring and smooth corniced ceiling.

DINING ROOM:
11'11 x 9'39 (3.63m x 2.74m)
Double glazed Sash window to front aspect, radiator, laminate flooring and smooth corniced ceiling.

KITCHEN:
14'97 x 10'60 (4.27m x 3.05m)
A series of matching base and wall units, edged work surfaces in Granite incorporating one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, laminate flooring and smooth corniced ceiling with sunken spotlights. Opening to conservatory.

UTILITY ROOM:
Matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, laminate flooring and smooth ceiling. Door to rear garden.

CONSERVATORY:
12'76 x 9'53 (3.66m x 2.74m)
Part brick and part timber built with vaulted glass roof, radiator, laminate flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed Sash window to side aspect, stairs to second floor, radiator, carpeted flooring and smooth corniced ceiling.

LOUNGE:
16'14 x 11'15 (4.88m x 3.35m)
Double glazed Sash window to front aspect, gas fireplace with surround and ornate wooden mantlepiece, radiator, built-in storage cupboard, carpeted flooring and smooth corniced ceiling.

MASTER BEDROOM:
12'87 x 11'45 (3.66m x 3.35m)
Double glazed Sash window to rear aspect, two built-in wardrobes, radiator, laminate flooring and smooth corniced ceiling.

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

SECOND FLOOR ACCOMMODATION:

LANDING:
Double glazed Sash window to side aspect, airing cupboard, loft access, carpeted flooring and smooth corniced ceiling.

BEDROOM TWO:
12'07 x 9'28 (3.84m x 2.74m)
Two double glazed Sash windows to rear aspect, two built-in wardrobes, radiator, carpeted flooring and smooth corniced ceiling.

BEDROOM THREE:
11'42 x 8'64 (3.35m x 2.44m)
Double glazed Sash window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth corniced ceiling.

BEDROOM FOUR:
11'30 x 7'21 (3.35m x 2.13m)
Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth corniced ceiling.

FAMILY BATHROOM:
Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap, shower attachment and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked mature rear garden comprising patio area, remainder mainly laid to lawn with mature shrub borders, storage shed to rear and access door to adjoining shed/storage room.

GARAGE, DRIVEWAY & PARKING:
Double garage fitted with up and over doors, power and lighting. Driveway parking for 2-3 vehicles.

AGENTS NOTES:
Council Tax Band: F

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.