HAMILTON PIERS

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London Road

Great Notley, Braintree, CM77 7QL

Guide Price £850,000

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GUIDE PRICE £850,000-£900,000 Boasting an impressive 0.5 ACRE PLOT with extensive, UNOVERLOOKED gardens, ROOF TERRACE, dressing room & en-suite to master bedroom plus DOUBLE GARAGE and driveway for multiple vehicles is this generous four bedroom detached property. Offering FOUR BATHROOMS, three reception rooms inc. 27' lounge & 27' dining room, plus stunning 28' DUAL ASPECT kitchen/breakfast room and extremely versatile living accommodation throughout - Brimming with classic original features and highly recommended for internal viewings!

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE PORCH:
Double glazed windows to both sides and front aspect, radiator, laminate wood flooring, smooth ceiling, french doors to entrance hall.

ENTRANCE HALL:
Stairs to first floor, radiator, under stairs storage cupboard, carpeted flooring, smooth ceiling.

GROUND FLOOR BATHROOM:
Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, panelled bath with central mixer taps and shower attachment, radiator, laminate wood flooring, smooth ceiling.

LOUNGE:
27'06 x 12'01 (8.38m x 3.68m)
Double glazed window to front aspect, feature double glazed arched windows to side aspect, fireplace surround with gas fire, radiator, carpeted flooring, smooth ceiling.

DINING ROOM:
27'06 x 12'00 (8.38m x 3.66m)
Double glazed bay window to front aspect, radiator, carpeted flooring, smooth ceiling.

KITCHEN / BREAKFAST ROOM:
28'03 x 15'03 (8.61m x 4.65m)
Double glazed windows to side and rear aspects, matching wall and base units with Quartz work surfaces, bowl sink and drainer with central mixer taps, two built-in ovens, microwave grill and warming drawer, induction hob with built-in extractor, integrated dishwasher, space for fridge & freezer, floating island, radiator, part Parquet flooring and part limestone tiles, smooth ceiling. Double glazed french doors and double glazed door to rear garden.

LAUNDRY ROOM:
Space for washing machine and tumble dryer, laminate wood flooring, smooth ceiling.

SNUG / FAMILY ROOM:
19'01 x 1400 (5.82m x 426.72m)
Double glazed windows to side aspect, radiator, Parquet flooring, log burner, smooth ceiling, double glazed french doors to rear aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
22'05 x 15'10 max (6.83m x 4.83m max)
Double glazed window to front and rear aspects, radiator, carpeted flooring, smooth ceiling, double glazed french doors to roof terrace.

DRESSING ROOM:
12'02 x 7'04 (3.71m x 2.24m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to side aspect, enclosed double shower unit, fully tiled walls, inset WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

ROOF TERRACE:
29'08 x 16'08 (9.04m x 5.08m)
Enclosed with iron railings, the roof terrace overlooks the rear gardens and fields to the side.

BEDROOM TWO:
21'07 x 14'01 (6.58m x 4.29m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:
Velux window to side aspect, double shower unit with rainfall shower head, low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM THREE:
18'02 x 13'10 (5.54m x 4.22m)
Double glazed opaque window to front aspect, walk-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM THREE:
Velux window to side aspect, double shower unit with rainfall shower head, partly tiled walls, low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM FOUR:
11'09 x 8'10 (3.58m x 2.69m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:-

SIDE GARDEN:
Patio area with raised beds, oil tank and boiler (enclosed).

MAIN REAR GARDEN:
Total plot size of over 0.5 acre, this unoverlooked and enclosed garden commences with a raised decking area with access to cabin and greenhouse, paved area with shingle inlay and mature plants. The lower garden is mainly laid to lawn with well-established borders with fruit trees, mature shrubs, a vegetable area and wild meadow area with fields to the side.

DOUBLE GARAGE, DRIVEWAY & PARKING:
Double garage fitted with electric up and over door, double glazed window to side aspect, lighting and power. Enclosed, walled driveway with parking for multiple vehicles.

AGENTS NOTES:
Please note, this property is fuelled by OIL HEATING (The average cost of which has been approx £106pcm). The property is also on private drainage and this is emptied once a year at an approximate cost of £100-110.

For further information 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.