



## Queenborough Grove

Great Notley, Braintree, CM77 7GR

**Offers Around £650,000**

Freehold  
Tax Band: G



Boasting an 18' DUAL ASPECT lounge, DINING/PLAY ROOM, impressive 18' kitchen/breakfast room & UTILITY room is this very generously sized SEVEN DOUBLE BEDROOM detached property. Benefiting from a detached DOUBLE GARAGE (potential to convert), GATED DRIVEWAY with parking for multiple vehicles and an EN-SUITE to master, JACK & JILL en-suite plus top floor shower room & family bathroom. Offering VERSATILE living accommodation set over three floors, a RE-LANDSCAPED sunny rear garden and ideally located in an elevated SET-BACK position within the highly regarded Great Notley Garden Village.



# Queenborough Grove, Great Notley, Braintree, CM77 7GR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash back, radiator, tiled flooring and smooth ceiling.

### LOUNGE:

18'9 x 11'7 (5.72m x 3.53m)

Double glazed window to front aspect, central fireplace with log burner, radiator, Amtico flooring and smooth coved ceiling. French doors to rear patio area.

### DINING / PLAY ROOM:

11'8 x 11'1 (3.56m x 3.38m)

Double glazed window to front aspect, radiator, Amtico flooring and smooth coved ceiling.

### KITCHEN / BREAKFAST ROOM:

18'9 x 15'3 (5.72m x 4.65m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, Range cooker with gas hob and extractor over, space for American fridge/freezer and dishwasher, built-in coffee machine, floating island, radiator, LVT flooring and smooth ceiling with sunken spotlights. Door to side aspect onto rear patio area.

### UTILITY ROOM:

Matching base and wall units, single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, fitted storage/larder cupboards, LVT flooring and smooth ceiling with sunken spotlights. Door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

13'0 x 11'6 (3.96m x 3.51m)

Double glazed window to front aspect, built-in wardrobes and storage cupboard, radiator, Amtico flooring and smooth coved ceiling.

### EN-SUITE:

Opaque double glazed window to rear aspect, double shower unit set behind glass enclosure, low level WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, LVT flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

11'11 x 11'3 (3.63m x 3.43m)

Double glazed window to front aspect, radiator, Amtico flooring and smooth coved ceiling.

### JACK & JILL EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, LVT flooring and smooth ceiling.

### BEDROOM THREE:

12'0 x 9'8 (3.66m x 2.95m)

Double glazed window to rear aspect, radiator, Amtico flooring and smooth coved ceiling.

### BEDROOM FOUR:

12'0 x 8'11 (3.66m x 2.72m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, enclosed single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, wood flooring and smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Velux window to rear aspect, large built-in loft/leaves storage cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM FIVE:

13'9 x 11'8 (4.19m x 3.56m)

Double glazed window to front aspect, radiator, laminate flooring and smooth vaulted ceiling with sunken spotlights.

### BEDROOM SIX:

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring and smooth vaulted ceiling with sunken spotlights.

### BEDROOM SEVEN:

10'8 x 8'5 (3.25m x 2.57m)

Velux window to rear aspect, radiator, carpeted flooring and smooth part-vaulted ceiling.

### SHOWER ROOM:

Enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, LVT flooring and smooth part-vaulted ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Landscaped rear garden, enclosed by fencing and comprising raised decking area with pergola, further raised decking area to garden rear providing additional seating area, landscaped areas laid to lawn with a variety of raised beds, flowering plants and shrubs, decorative stone with limestone paved pathways, gated side access to driveway and double garage.

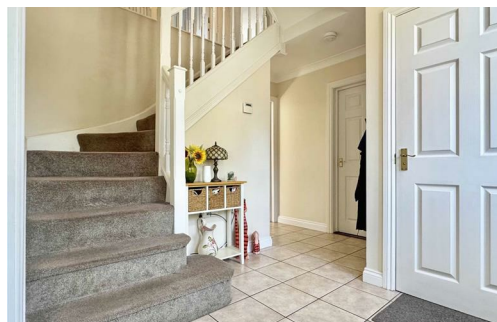
### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power and lighting (with potential to convert). Gated driveway parking and further parking collectively for several 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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