



## Timbers Close

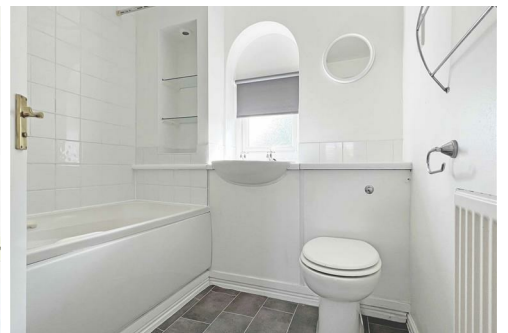
Great Notley, Braintree, CM77 7GZ

Freehold  
Tax Band: D

**Offers In Excess Of £350,000**



Boasting NO ONWARD CHAIN and benefiting from a RECENTLY FITTED KITCHEN plus spacious lounge/diner and UNOVERLOOKED rear garden is this three bedroom end-terrace property. Offering a CAR PORT with parking for two vehicles, d/stairs CLOAKROOM and set back within a MEWS POSITION on the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools - Ideal for first time buyers!



# Timbers Close, Great Notley, Braintree, CM77 7GZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, vinyl flooring.

### KITCHEN:

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), radiator and vinyl flooring.

### LOUNGE / DINER:

15'26 x 15'44 max to 12'08 (4.57m x 4.57m max to 3.86m)  
Double glazed window to rear aspect, under stairs storage cupboard, radiator, laminate flooring. Double doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

### BEDROOM ONE:

12'48 x 8'08 (3.66m x 2.64m)  
Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM TWO:

11'70 x 8'70 (3.35m x 2.44m)  
Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM THREE:

9'08 x 7'10 (2.95m x 2.39m)  
Double glazed window to rear aspect, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring.

### EXTERIOR:

#### REAR GARDEN:

Fenced and unoverlooked rear garden comprising patio area, remainder mainly laid to lawn with mature tree border to rear and storage shed, gated side access.

#### CAR PORT & PARKING:

Car port adjacent to property with parking for two vehicles.

#### AGENTS NOTES:

Council Tax Band: D

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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