



## Wood Way

Great Notley, Braintree, CM77 7JS

**Guide Price £415,000**



\*\*\* Guide Price £415,000 - £425,000 \*\*\* Benefiting from THREE reception rooms inc. 16' lounge, CONSERVATORY & dining room, plus an EN-SUITE to the master bedroom and a GARAGE with driveway parking for 3-4 vehicles is this three bedroom DETACHED property. Offering a 16' kitchen/breakfast room, d/stairs cloakroom and ideally positioned in a MEWS LOCATION, just a short walking distance from all local amenities in the sought after Great Notley Garden Village.



# Wood Way, Great Notley, Braintree, CM77 7JS

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, wood flooring, smooth ceiling.

### CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, pedestal wash hand basin, radiator, wood flooring, textured ceiling.

### LOUNGE:

16'11 x 11'04 (5.16m x 3.45m)

Double glazed window to front aspect, fireplace surround, radiator, carpeted flooring, textured ceiling. French doors to dining room.

### DINING ROOM:

11'11 x 8'01 (3.63m x 2.46m)

Double glazed window to rear aspect, radiator, wood flooring, textured ceiling, door to conservatory.

### KITCHEN / BREAKFAST ROOM:

16'02 x 12'07 (4.93m x 3.84m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, space for fridge/freezer and washing machine, breakfast bar, wall-mounted boiler, radiator, tiled flooring, smooth ceiling. Double glazed door to rear garden and access door to garage.

### CONSERVATORY:

8'07 x 8'00 (2.62m x 2.44m)

UPVC and brick construction, polycarbonate roof, carpeted flooring, double glazed french doors to rear garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Loft access, airing cupboard, carpeted flooring, textured ceiling.

### MASTER BEDROOM:

11'09 x 11'03 (3.58m x 3.43m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

### EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, double shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

### BEDROOM TWO:

12'02 x 8'00 (3.71m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

### BEDROOM THREE:

8'09 x 6'09 (2.67m x 2.06m )

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to side aspect, partly tiled walls, panelled bath with shower attachment, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

## EXTERIOR:-

### REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with hardstanding patio area, raised decking area, side access via a gate.

### GARAGE, DRIVEWAY & PARKING:

Single garage (part converted) fitted with up & over door, lighting and power, with driveway parking for 3/4 vehicles.

### AGENTS NOTES:

For further information about this property, please call 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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

