



Farriers Way

Great Notley, Braintree, CM77 7XJ

Guide Price £424,995



Boasting an EN-SUITE/18' DRESSING AREA to master, UNOVERLOOKED garden and three reception rooms inc. a "SECRET SNUG" is this four DOUBLE bedroom DETACHED property. Set in a MEWS LOCATION, also offering GARAGE & driveway.



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advert summary

Hamilton Piers, Great Notley's leading local property specialists, are delighted to bring to the market for sale this four DOUBLE bedroom detached property, benefiting from EN-SUITE & 18' DRESSING AREA to master, UNOVERLOOKED garden and three reception rooms inc. SECRET SNUG. Set in a MEWS LOCATION, also offering GARAGE & driveway, in walking distance to all amenities.

The property offers an entrance hall & cloakroom, spacious lounge & separate dining room, MODERN KITCHEN & REFITTED BATHROOM, and a very impressive FOUR DOUBLE BEDROOMS - with a substantial second bedroom to the top floor (also ideal for guests or as a games room) and a large master bedroom that boasts an en suite and DRESSING ROOM, plus access to PRIVATE SNUG via a secondary staircase to the ground-floor - a room ideal as a private home office or STUDIO for those working from home, as a secondary lounge for the adults, or as a PLAY ROOM for the children.

Externally the property offers ample driveway parking, garage with excellent potential to convert (subject to consent), and a private/well-screened family-size rear garden.

The property is ideally located close to local amenities and the village centre, the Discovery Centre, local schooling, and the A120/M11.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, understairs storage cupboard, tiled flooring, textured ceiling, doors to cloakroom, lounge and kitchen.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, vanity wash hand basin with tiled splashbacks, heated towel rail, tiled flooring, textured ceiling.

LOUNGE: (14'10" x 12'09")

Double glazed window to rear aspect, radiator, laminate wood flooring, textured ceiling, french doors to dining room, double glazed patio door to rear garden.

DINING?ROOM: (10'01" x 9'05")

Double glazed windows to rear aspect, radiator, laminate wood flooring, textured ceiling, french doors to lounge, double glazed french doors to rear garden and door to kitchen.

KITCHEN: (10'11" x 9'03")

Double glazed window to front aspect, matching wall and base units with roll top work surfaces with tiled splashbacks, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob with extractor over, space for fridge freezer, dishwasher and washing machine, wall mounted boiler (housed in cupboard), radiator, tiled flooring, textured ceiling, double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed feature window to front aspect, airing cupboard.

MASTER BEDROOM: (14'10" x 9'05")

Juliette balcony overlooking rear garden, radiator, carpeted flooring, textured ceiling. Open to dressing room.

DRESSING AREA: (18'10" x 8'04")

Double glazed windows to side and rear aspects, Velux window, radiator, carpeted flooring, vaulted ceiling, stairs to snug, door to en-suite.

EN-SUITE:

Double glazed opaque window to front aspect, P-shaped bath with rainfall shower head, low level WC, inset wash hand basin, fully tiled walls, heated towel rail, laminate wood flooring, textured ceiling.

THE ?SECRET? SNUG / HOME OFFICE / GARDEN ROOM: (14'07" x 8'04")

A very versatile room which is accessible internally from the master bedroom - ideal as a snug/private adult lounge, or as a play/garden room (from the garden), or for those looking to work from home and requiring a private home office. With double glazed window to rear, radiator, laminate wood flooring, textured ceiling, double glazed french doors to rear garden.

BEDROOM THREE: (16'03" x 14'06")

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

BEDROOM FOUR: (9'04" x 9'04")

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

FAMILY BATHROOM:

Double glazed opaque window to front, panelled bath with shower attachment, inset WC, inset wash hand basin with tiled splashbacks, headtied towel rail, laminate wood flooring, textured ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:

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

BEDROOM TWO: (16'03" x 14'06")

Double glazed windows to front and side, Velux window to rear aspect, built-in cupboard, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Enclosed front garden mainly laid to lawn with mature hedges, block paved pathway and block paved driveway.

REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with mature borders and shrubs, raised decking area, hard standing patio area, side access via a gate to the front of the property.

GARAGE, DRIVEWAY AND PARKING:

Hard standing block paved driveway, garage with up and over door, light and power.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341 141.



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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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