



Grantham Avenue

Great Notley, Braintree, CM77 7FP

Freehold
Tax Band: E

Offers In Excess Of £450,000



Boasting NO ONWARD CHAIN and benefiting from a 17' DUAL ASPECT kitchen/breakfast room, 22' ATRIUM and spacious lounge plus ground floor STUDY/PLAYROOM/BEDROOM 4 with adjoining WC is this impressively sized three/four bedroom DETACHED property. Offering a 17' DUAL ASPECT master bedroom with DRESSING ROOM & en-suite, an UNOVERLOOKED rear garden and driveway parking for 2-3 vehicles.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entrance door with two opaque double glazed windows to front aspect, stairs to first floor, radiator, Karndean flooring and smooth coved ceiling with sunken spotlights.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, heated towel rail, Karndean flooring and smooth ceiling with sunken spotlights.

LOUNGE:

15'03 x 12'00 (4.65m x 3.66m)

Under stairs storage cupboard, radiator, Karndean flooring and smooth coved ceiling with sunken spotlights. Opening to atrium across rear.

KITCHEN / BREAKFAST ROOM:

17'10 x 9'8 (5.44m x 2.95m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, electric hob with extractor hood over, space for American fridge/freezer, washing machine and dishwasher, radiator, Karndean flooring and smooth coved ceiling with sunken spotlights. Feature arched opening to atrium.

ATRIUM / FAMILY ROOM:

22'07 x 8'00 (6.88m x 2.44m)

Part brick and part UPVC built with vaulted glass roof, two radiators, Karndean flooring. Two sets of French doors onto rear garden.

SNUG / PLAYROOM / BEDROOM FOUR:

12'04 x 8'04 (3.76m x 2.54m)

Double glazed window to rear aspect, built-in wardrobe, built-in storage cupboard (housing wall-mounted boiler), radiator, carpeted flooring and smooth coved ceiling.

WC:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, tiled flooring and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

MASTER BEDROOM:

17'09 x 10'01 max to 7'08 (5.41m x 3.07m max to 2.34m)

Double glazed windows to front and rear aspects, two radiators, carpeted flooring and smooth coved ceiling with sunken spotlights.

DRESSING ROOM:

9'06 inc wardrobes x 8'04 (2.90m inc wardrobes x 2.54m)

A series of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

EN-SUITE:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

12'03 x 9'00 (3.73m x 2.74m)

Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

BEDROOM THREE:

8'10 x 7'08 (2.69m x 2.34m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising paved area with decorative stone across property rear and side with remainder mainly laid to lawn, mature shrub borders, storage shed and further timber built storage unit to property side with gated access to front.

DRIVEWAY & PARKING:

Shingle and paved frontage with driveway parking for 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: E

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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