HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Pochard Way

Freehold
Tax Band:

Great Notley, Braintree, CM77 7WA

Offers In Excess Of £365,000

3 3 2

Benefiting from NO ONWARD CHAIN and offering a spacious lounge/diner plus CONSERVATORY & d/stairs cloakroom, private UNOVERLOOKED garden plus an EN-SUITE to master bedroom is this modern three bedroom SEMI-DETACHED property. Offering driveway parking for two vehicles, POTENTIAL TO EXTEND (STPP) and located just a short walk from all local shops/amenities & popular schools within the highly regarded Great Notley Garden Village.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, stairs to first floor, radiator, laminate flooring and smooth ceiling.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

KITCHEN:
11'82 x 7'71 (3.35m x 2.13m)
Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating one and half bowl ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher, radiator, wooden flooring and smooth ceiling.

LOUNGE / DINER:
16'90 x 14'73 max to 11'42 (4.88m x 4.27m max to 3.35m)
Double glazed window to front aspect, wall-mounted air conditioning unit, under stairs cupboard, radiator, laminate flooring and smooth coved ceiling. Bi-folding doors into conservatory.

CONSERVATORY:
13'89 x 11'11 (3.96m x 3.63m)
Part UPVC and part brick built (with insulation) with lantern roof, radiator, laminate flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, airing cupboard, loft access (with pull down ladder to boarded loft with lighting), carpeted flooring.

MASTER BEDROOM:
11'55 x 11'27 (3.35m x 3.35m)
Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling, air con unit to wall.

EN-SUITE:
Opaque double glazed window to front aspect, fully tiled and enclosed shower unit, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring and smooth ceiling.

BEDROOM TWO:
12'09 x 8'24 (3.89m x 2.44m)
Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling.

BEDROOM THREE:
8'88 x 6'22 (2.44m x 1.83m)
Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling.

BATHROOM:
Panelled bath with central mixer tap and rainfall shower over head, low level WC, vanity wash hand basin, extractor fan, radiator, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Enclosed rear garden commencing with patio area to immediate rear, laid to artificial lawn, Summer House (with power and lighting), raised decking area to garden rear and gated side access to driveway.

DRIVEWAY & PARKING:
Driveway 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.