



## Chatsworth Avenue

Freehold  
Tax Band: D

Great Notley, Braintree, CM77 7ZB

**Offers In Excess Of £375,000**



Presented in IMMACULATE ORDER throughout and boasting a modern 16' kitchen/diner with UTILITY & d/stairs cloakroom plus spacious BAY-FRONTED lounge and both a part-converted garage & CARPORT with driveway for three vehicles is this impressive three bedroom end terrace property. Benefiting from an EN-SUITE to master bedroom, well-proportioned rear garden with POTENTIAL TO EXTEND (STPP) and ideally located in the heart of Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.



# Chatsworth Avenue, Great Notley, Braintree, CM77 7ZB

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, radiator, tiled flooring and smooth ceiling. Door into lounge.

### LOUNGE:

15'21 x 13'01 plus bay (4.57m x 3.99m plus bay)

Double glazed bay window to front aspect (fitted with wooden shutters), under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

### KITCHEN / DINER:

16'26 x 11'00 (4.88m x 3.35m)

Double glazed window to rear aspect (fitted with wooden shutters), a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, wall-mounted boiler (in cupboard), radiator, vinyl flooring and smooth coved ceiling with sunken spotlights. Double doors onto rear garden and access door into utility room, cloakroom and garage.

### UTILITY ROOM:

Accessible via the kitchen and originally formed part of a now half-converted garage, fitted wall unit, roll top work surface, space for washing machine and tumble dryer, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

### CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash back, heated towel rail, extractor fan, vinyl flooring and smooth ceiling with sunken spotlights.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

12'53 x 9'56 (3.66m x 2.74m)

Double glazed window to rear aspect (fitted with wooden shutters and black out blinds), radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

### EN-SUITE:

Enclosed and fully tiled single shower unit, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

10'94 x 9'52 (3.05m x 2.74m)

Double glazed window to front aspect (fitted with wooden shutters and blackout blinds), radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM THREE:

10'61 reducing to 9'29 x 6'43 (3.05m reducing to 2.74m x 1.83m)

Double glazed window to rear aspect (fitted with wooden shutters and blackout blinds), radiator, carpeted flooring and smooth coved ceiling.

### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled, shaver point, extractor fan, radiator, vinyl flooring.

### EXTERIOR:

#### REAR GARDEN:

Low maintenance rear garden enclosed by fencing and comprising patio area across rear with remainder mainly laid to lawn, some shrubs to border, shed/Summerhouse, gated access to carport.

#### GARAGE, DRIVEWAY & PARKING:

Part-converted garage fitted with power, lighting and up & over door. Adjacent single carport with rear access to garden. Driveway parking for three 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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