



## Millers Drive

Great Notley, Braintree, CM77 7FD

**Offers In Excess Of £425,000**



Benefiting from a 17' GROUND FLOOR bedroom with WET ROOM, an EN-SUITE to master bedroom plus 15' lounge & CONSERVATORY is this modern four DOUBLE bedroom property. Offering a spacious CORNER PLOT position, boasting a RECENTLY FITTED KITCHEN & generally versatile throughout. Situated in a MEWS LOCATION within the highly regarded Great Notley Garden Village, just a short walk from all local amenities, popular schools and A120/M11 & Chelmsford.



# Millers Drive, Great Notley, Braintree, CM77 7FD

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, under stairs storage, laminate wood flooring, smooth ceiling. Open plan to kitchen.

### CLOAKROOM:

Double glazed opaque window to rear aspect, low level WC, pedestal wash hand basin, radiator, plumbing for washing machine, laminate wood flooring, smooth ceiling.

### LOUNGE:

15'05 x 14'03 (4.70m x 4.34m)

Double glazed window to front aspect, fireplace surround with gas fire, radiator, carpeted flooring, smooth ceiling. Double glazed french doors to conservatory.

### KITCHEN/BREAKFAST ROOM:

14'00 x 11'02 (4.27m x 3.40m)

Double glazed windows to front and rear aspects, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, integrated fridge/freezer and integrated low level fridge, single electric hob (lowered for accessible use), breakfast bar, laminate wood flooring, smooth ceiling. Double glazed door to rear.

### CONSERVATORY:

11'00 x 8'09 (3.35m x 2.67m)

UPVC and brick built construction, polycarbonate roof, electric heater, carpeted flooring, double glazed french doors to side aspect.

### BEDROOM FOUR:

17'01 x 13'09 (5.21m x 4.19m )

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

### EN-SUITE (WET ROOM) TO BEDROOM FOUR:

Double glazed opaque window to front aspect, low level WC, inset wash hand basin, wall-mounted shower.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, storage cupboard, radiator, carpeted flooring, smooth ceiling.

### MASTER BEDROOM:

19'01 x 14'10 (5.82m x 4.52m)

Double glazed windows to front and rear aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### EN-SUITE TO MASTER BEDROOM:

Enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, carpeted flooring, smooth ceiling.

### BEDROOM TWO:

11'07 x 10'10 (3.53m x 3.30m )

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

### BEDROOM THREE:

15'06 x 8'02 (4.72m x 2.49m)

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

### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, airing cupboard, carpeted flooring, smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Enclosed rear garden, with hardstanding patio area, artificial lawn, shingled area, shed and access via a gate to the front of the property.

#### PARKING:

On street parking to the front of the property (currently reserved with disabled access).

#### AGENTS NOTES:

For further information 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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