



## Wainwright Avenue

Great Notley, Braintree, CM77 7LJ

**Asking Price £575,000**

Freehold  
Tax Band: F



Boasting a 24' RECENTLY REFITTED kitchen/diner, 24' TRIPLE ASPECT bay-fronted lounge plus an UNOVERLOOKED rear garden and EXTERNAL 16' GYM/OFFICE is this five DOUBLE bedroom detached three-storey property. Benefiting from TWO EN-SUITES plus shower room & d/stairs cloakroom, TWO GARAGES with driveway parking for 2-3 vehicles with versatile and IMMACULATEDLY PRESENTED living space throughout. Set on a generous CORNER PLOT in the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.





# Wainwright Avenue, Great Notley, Braintree, CM77 7LJ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, fitted under stairs storage cupboards, radiator, wooden flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin, fully tiled, heated towel rail, tiled flooring and smooth ceiling.

### LOUNGE:

21'10 x 13'06 reducing to 8'05 (6.65m x 4.11m reducing to 2.57m)

Double glazed bay window to front aspect and double glazed window to side aspect, central gas fireplace with surround, two radiators, carpeted flooring and smooth ceiling. Double doors onto rear garden.

### KITCHEN / FAMILY ROOM:

24'8 x 17'8 (7.52m x 5.38m)

Double glazed bay window to front aspect and double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, water softener, built-in double oven, induction hob with extractor hood over, integrated dishwasher, space for American fridge/freezer, floating island with breakfast seating area, tiled flooring with underfloor heating and smooth coved ceiling with sunken spotlights. Part-glazed door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, stairs to second floor, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

15'10 x 13'01 reducing to 9'10 (4.83m x 3.99m reducing to 3.00m)

Double glazed windows to front and side aspects, fitted wardrobes, dressing unit and storage drawers, two radiators, carpeted flooring and smooth coved ceiling.

### WALK-IN WARDROBE:

Fitted shelving and clothes rail, carpeted flooring and smooth ceiling with sunken spotlights.

### EN-SUITE BATHROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled corner shower unit, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail, LVT flooring and smooth ceiling with sunken spotlights.

### BEDROOM FOUR:

11'05 x 10'10 (3.48m x 3.30m)

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

### BEDROOM FIVE:

10'10 x 10'01 (3.30m x 3.07m)

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

## SHOWER ROOM:

Opaque double glazed window to rear aspect, double shower set behind glass enclosure, low level WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail, LVT flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Velux window to rear aspect, built-in eaves storage cupboard, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

16'10 x 13'00 reducing to 8'00 (5.13m x 3.96m reducing to 2.44m)

Velux window to rear aspect and double glazed bay window to front aspect, fitted wardrobes, radiator, loft access, carpeted flooring and smooth vaulted ceiling.

### EN-SUITE:

Velux window to rear aspect, enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin, extractor fan, heated towel rail, LVT flooring and smooth ceiling with sunken spotlights.

### BEDROOM THREE:

13'00 x 10'10 (3.96m x 3.30m)

Double glazed bay window to front aspect and Velux window to rear aspect, radiator, carpeted flooring and smooth vaulted ceiling.

## EXTERIOR:

### REAR GARDEN:

Enclosed and unoverlooked rear garden, comprising patio area extending across property rear with adjoining raised decking area, remainder mainly laid to lawn with shrub and tree borders, access door into gym/office, door to garage and gated access to carport with electric roller door.

### GYM / OFFICE (CONVERTED GARAGE):

16'05 x 14'05 max (5.00m x 4.39m max)

Converted from second garage, fully converted into gym/studio with access door from rear garden, fully boarded loft space and insulated throughout with power and lighting with large walk-in storage cupboard, vinyl flooring fitted over solid concrete flooring.

### GARAGE, DRIVEWAY & PARKING:

Large garage fitted with power, lighting and electric roller door with loft/eaves storage capacity to the side of the property. Driveway parking for 2-3 vehicles.

## AGENTS NOTES:

Fitted with external CCTV system (to remain) and annually serviced burglar alarm.

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

