



## Colville Close

Great Notley, Braintree, CM77 7ZA

**Guide Price £600,000**



**\*\*GUIDE PRICE £600,000-£625,000\*\*** Presented in **IMMACULATE** decorative order throughout, boasting a stunning 25' **DUAL ASPECT** kitchen/diner with **UTILITY** room, a 20' lounge & **TWO GARAGES** plus driveway parking for 4 vehicles is this impressive four bedroom **DETACHED** property. Benefiting from an **EN-SUITE** to master, a delightful landscaped rear garden and set in a quiet **CUL-DE-SAC** position within the popular Great Notley Garden Village.



# Colville Close, Great Notley, Braintree, CM77 7ZA

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, tiled flooring, smooth vaulted ceiling.

### CLOAKROOM:

Inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### LOUNGE:

20'05 into bay x 12'08 (6.22m into bay x 3.86m)

Double glazed bay window to front and double glazed window to side aspect, modern style wood burner, radiator, oak flooring, smooth ceiling.

### DINING ROOM / STUDY:

10'09 x 9'03 (3.28m x 2.82m)

Radiator, oak flooring, smooth ceiling, open to kitchen.

### KITCHEN / FAMILY ROOM:

25'11 x 19'05 max (7.90m x 5.92m max)

Double glazed windows to side and rear aspects, matching wall and base units with Granite work surfaces, butler sink and drainer with central mixer taps, built-in Neff oven, dual steam oven and warming drawer, integrated fridge/freezer and dishwasher, space for wine cooler, breakfast bar and floating island, underfloor heating, tiled flooring, smooth vaulted ceiling. Double glazed bi-folding doors and double glazed french doors to rear aspect.

### UTILITY ROOM:

Double glazed window to rear aspect, matching wall and base units with Granite work surfaces, Butler sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall-mounted boiler (fitted within the last two years), radiator, tiled flooring, smooth ceiling. Door to garage, double glazed door to rear garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring, smooth vaulted ceiling.

### MASTER BEDROOM:

13'11 x 12'08 (4.24m x 3.86m)

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

### EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, double shower unit with rainfall shower head, fully tiled walls, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### BEDROOM TWO:

20'00 x 9'05 (6.10m x 2.87m)

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

### BEDROOM THREE:

11'03 x 11'01 (3.43m x 3.38m)

Double glazed Velux window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

### BEDROOM FOUR:

9'03 x 6'09 (2.82m x 2.06m)

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

### FAMILY BATHROOM:

Double glazed opaque window to side aspect, double shower unit with rainfall shower head, fully tiled walls, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

## EXTERIOR:-

### REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with mature and well-manicured borders, raised beds, hardstanding patio area, raised decking area, side access via a gate and rear access to second garage.

### GARAGE, DRIVEWAY AND PARKING:

Two garages both fitted with lighting, power and up & over doors, driveway parking for 4 vehicles.

### 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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