HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Chestnut Avenue

Freehold
Tax Band: F

Great Notley, Braintree, CM77 7YJ

Guide Price £535,000

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Boasting a COMPLETE ONWARD CHAIN and offering THREE reception rooms inc. 19' DUAL ASPECT lounge, STUDY & impressive 15' ORANGERY plus TWO EN-SUITES and an UNOVERLOOKED rear garden with frontage overlooking greensward is this IMMACULATELY PRESENTED five bedroom link-detached property. Benefiting from UTILITY room & d/stairs cloakroom, a GARAGE & CARPORT with driveway parking for 3-4 vehicles and ideally situated in a mews position within the higher 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, under stairs storage cupboard, radiator, engineered oak flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, vanity wash hand basin, radiator, tiled flooring and smooth coved ceiling.

LOUNGE:
19'80 x 10'65 (5.79m x 3.05m)
Double glazed bay window to front aspect, central fireplace with log burning stove, two radiators, carpeted flooring and smooth coved ceiling with sunken spotlights. Bay windows to rear aspect with double doors onto rear garden.

STUDY:
8'86 x 8'06 plus bay recess (2.44m x 2.59m plus bay recess)
Double glazed bay window to front aspect, radiator, engineered oak flooring and smooth coved ceiling with sunken spotlights.

KITCHEN:
11'59 x 10'70 (3.35m x 3.05m)
A series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, Stoves double cooker with five ring gas hob and extractor hood over, integrated fridge and freezer, floating island, radiator, engineered oak flooring and smooth coved ceiling. Door to utility room and bi-foldng doors onto orangery.

UTILITY ROOM:
Matching base and wall units, single bowl sink with central mixer tap, space for washing machine and tumble dryer/dishwasher, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Door onto rear garden.

ORANGERY:
15'68 x 10'46 (4.57m x 3.05m)
Part brick and part UPVC built with vaulted glass roof, two radiators, engineered oak flooring. French doors to side aspect and bi-folding doors to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
11'85 x 10'79 (3.35m x 3.05m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, fully tiled double shower, low level 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:
11'83 x 9'59 (3.35m x 2.74m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

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

BEDROOM THREE:
10'89 x 10'30 (3.05m x 3.05m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
9'89 x 6'91 (2.74m x 1.83m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FIVE:
10'38 x 6'00 (3.05m x 1.83m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, freestanding bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden comprising of patio area, raised decking area sheltered by pergola, remainder mainly laid to lawn with shrub borders, gated side access and door to garage.

GARAGE, DRIVEWAY & PARKING:
Carport leading to detached single garage fitted with power and lighting. Driveway parking for 3-4 vehicles.

AGENTS NOTES:
Council Tax Band: F

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

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