



## Wigeon Close

Great Notley, Braintree, CM77 7WB

**Guide Price £475,000**

Freehold  
Tax Band: E



Boasting NO ONWARD CHAIN and benefiting from a 23' DUAL ASPECT lounge, modern kitchen plus UTILITY and an UNOVERLOOKED rear garden is this three/four bedroom detached property. Offering a GROUND FLOOR second reception room / fourth double bedroom with adjoining SHOWER ROOM currently being used as a guest room, driveway parking for 3-4 vehicles and EN-SUITE to master bedroom plus family bathroom. Set in a quiet CUL-DE-SAC position on the sought after Great Notley Garden Village, just a short walk to all shops/amenities & popular schools.





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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

#### CLOAKROOM:

#### LOUNGE:

23'5 x 12'1 (7.14m x 3.68m)

#### KITCHEN:

14'9 x 11'4 (4.50m x 3.45m)

#### UTILITY ROOM:

#### DINING ROOM:

13'7 x 9'7 (4.14m x 2.92m)

#### BEDROOM FOUR / PLAYROOM:

11'2 x 9'4 (3.40m x 2.84m)

#### SHOWER ROOM:

11'5 x 5'6 (3.48m x 1.68m)

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

#### MASTER BEDROOM:

13'9 x 11'1 (4.19m x 3.38m)

#### EN-SUITE:

#### BEDROOM TWO:

10'3 x 10'3 (3.12m x 3.12m)

#### BEDROOM THREE:

9'7 x 8'6 (2.92m x 2.59m)

#### FAMILY BATHROOM:

#### EXTERIOR:

#### REAR GARDEN:

### DRIVEWAY & PARKING:

### AGENTS NOTES:

Council Tax Band: E

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



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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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