



Harnham Drive

Freehold
Tax Band: F

Great Notley, Braintree, CM77 7YX

Offers In Excess Of £625,000



Presented in IMMACULATE order throughout and boasting a 19' DUAL ASPECT lounge, STUDY/PLAY ROOM plus an 18' L-Shaped kitchen/diner & UTILITY room is this impressive four DOUBLE bedroom detached property. Benefiting from a DOUBLE GARAGE (with potential to convert) & driveway parking for two cars, a 19' DUAL ASPECT master bedroom with EN-SUITE and offered with NEW BOILER, WINDOWS & DOORS. Ideally positioned in a quiet CUL-DE-SAC location within the sought after Great Notley Garden Village, just walking distance to all local shops/amenities & popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite front door with double glazed windows to front and side aspects, stairs to first floor, radiator, laminate flooring and smooth coved ceiling.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, laminate flooring and smooth coved ceiling.

LOUNGE:

19'75 x 12'86 (5.79m x 3.66m)

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

STUDY / PLAY ROOM:

13'96 x 10'77 (3.96m x 3.05m)

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

KITCHEN / DINER:

18'55 max x 18'24 reducing to 9'85 (5.49m max x 5.49m reducing to 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, Stoves double cooker with gas hob and extractor over, integrated full length fridge and dishwasher, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Door onto rear garden.

UTILITY ROOM:

Matching base and wall units, roll top work surfaces incorporating single bowl sink unit, space for washing machine, newly fitted wall-mounted boiler, radiator, extractor fan, tiled flooring and smooth ceiling. Door onto rear garden plus door into double garage.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

19'54 x 11'05 plus large recess (5.79m x 3.48m plus large recess)

Double glazed windows to front and rear aspects, three sets of built-in wardrobes, two radiators, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled, large double shower with glass enclosure, low level WC, inset wash hand basin, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

12'03 x 10'72 (3.73m x 3.05m)

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

BEDROOM THREE:

12'61 x 10'58 (3.66m x 3.05m)

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

BEDROOM FOUR:

12'57 x 8'90 plus door recess (3.66m x 2.44m plus door recess)

Double glazed window to rear aspect, built-in wardrobes and door to large additional storage space or wardrobe/dressing area, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:

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

EXTERIOR:

REAR GARDEN:

Sizeable and private rear garden comprising patio area across immediate rear with remainder mainly laid to lawn, mature tree and shrub borders, shed, gated side access to driveway.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting and up & over doors. Internal dimensions 22'4 x 18'3. Driveway parking for two vehicles.

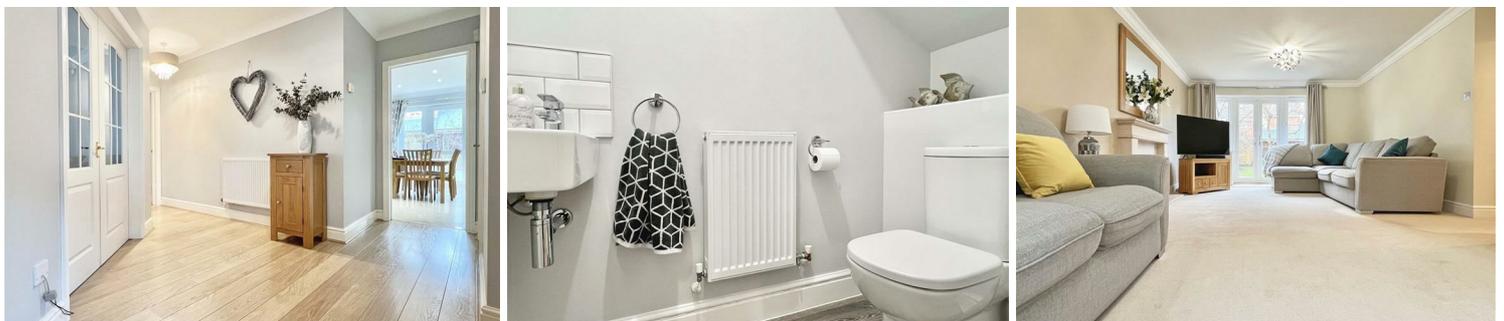
AGENTS NOTES:

Brand new boiler installed 21st Dec 2023 and new windows and doors fitted in Aug 2022.

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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.

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