



Long Meadow

Great Notley, Braintree, CM77 7WD

Freehold
Tax Band:

Guide Price £550,000



****GUIDE PRICE £550,000-£575,000**** Benefiting from a **GENEROUS** rear garden with **POTENTIAL TO EXTEND (STPP)**, a spacious 18' lounge with separate dining room & a **DOUBLE GARAGE** with driveway for several vehicles is this four bedroom **DETACHED** property. Offering an **EN-SUITE** to master bedroom, d/stairs cloakroom & set in a quiet **CUL-DE-SAC** location within the highly regarded Great Notley Garden Village.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs storage cupboard, tiled flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, pedestal wash hand basin, low level WC, radiator, heated towel rail, tiled flooring.

LOUNGE:

18'8 x 12'3 (5.69m x 3.73m)

Double glazed window to front aspect, feature fireplace, radiator. Double doors to dining room.

DINING ROOM:

10'7 x 9'8 (3.23m x 2.95m)

Radiator, laminate flooring, patio doors to rear aspect.

KITCHEN:

13'5 x 9'11 (4.09m x 3.02m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap, built-in double oven, gas hob with extractor fan overhead, integrated fridge/freezer, integrated dishwasher, space for washing machine, radiator, tiled flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard.

MASTER BEDROOM:

15'10 x 10'11 (4.83m x 3.33m)

Double glazed window to front aspect, built-in wardrobes, radiator.

EN-SUITE:

Opaque double glazed window to side aspect, shower unit,

low level WC, panelled bath, heated towel rail, shaver point, extractor fan.

BEDROOM TWO:

10'11 x 10'7 (3.33m x 3.23m)

Double glazed window to rear aspect, built-in wardrobes, radiator.

BEDROOM THREE:

8'10 x 6'8 (2.69m x 2.03m)

Double glazed windows to rear aspect, radiator.

BEDROOM FOUR:

9'7 x 9'3 (2.92m x 2.82m)

Double glazed window to front aspect, radiator.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath, low level WC, pedestal wash basin with tiled splash backs, heated towel rail, tiled flooring.

EXTERIOR:

FRONT GARDEN:

Pathway to front door, remainder mainly laid to lawn.

REAR GARDEN:

Fenced rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn with some shrub/tree borders, sheltered reception area, shed, door to garage and gated side access.

GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting and up & over door. Driveway parking for several vehicles.

AGENTS NOTES:

Council Tax Band: E

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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