HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Hidcote Way

Freehold
Tax Band: E

Great Notley, Braintree, CM77 7XT

Guide Price £400,000

3 3 2

Boasting NO ONWARD CHAIN and benefiting from a 17' DUAL ASPECT kitchen/diner, UTILITY & store rooms, spacious 15' lounge plus VAULTED STUDY / PLAYROOM is this three DOUBLE bedroom detached property. Offering an EN-SUITE & DRESSING ROOM to master bedroom, private and enclosed rear garden plus driveway parking for 3-4 vehicles. Ideally located within the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools - Easy access to Braintree Town Centre, A120/M11 & Chelmsford.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed opaque window to front aspect, stairs to first floor, radiator, vinyl flooring, smooth ceiling.

CLOAKROOM:
Double glazed opaque window to side aspect, low level WC, inset wash hand basin, vinyl flooring, heated towel rail, smooth ceiling.

LOUNGE:
15'08 x 12'01 (4.78m x 3.68m)
Double glazed window to side aspect, radiator, under stairs storage cupboard, carpeted flooring, smooth ceiling.

STUDY / PLAY ROOM:
10'08 x 10'03 (3.25m x 3.12m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth vaulted ceiling with skylight. Double glazed door to rear garden.

KITCHEN / DINER:
17'8 x 9'11 (5.38m x 3.02m)
Double glazed windows to front and rear aspects, matching wall and base units with tiled splashbacks, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob with extractor over, space for dishwasher, wall-mounted boiler, radiator, tiled flooring, smooth ceiling. Door to utility room.

UTILITY ROOM:
Double glazed window to front, matching wall and base units, space for washing machine and tumble dryer, radiator, vinyl flooring, smooth ceiling. Door to rear store room.

STORE ROOM:
Double glazed door to rear garden, light and power.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
17'09 x 10'01 (5.41m x 3.07m)
Dual aspect double glazed windows to front and rear aspects, carpeted flooring, textured ceiling, open to dressing area.

DRESSING AREA:
Door to en-suite, triple fitted wardrobes, carpeted flooring, textured ceiling.

EN-SUITE:
Double glazed opaque window to front aspect, vanity wash hand basin, heated towel rail, panelled bath with central mixer taps, smooth ceiling, vinyl flooring.

BEDROOM TWO:
12'04 x 9'00 (3.76m x 2.74m)
Double glazed window to front aspect, built-in cupboard, carpeted flooring, smooth ceiling, radiator.

BEDROOM THREE:
10'11 x 7'09 (3.33m x 2.36m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

SHOWER ROOM:
Opaque double glazed window to rear aspect, enclosed corner shower unit with electric power shower, low level WC, pedestal wash hand basin, tiled flooring, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:
Enclosed and fenced rear garden with side access via gate, laid to lawn area, hard standing paved patio areas, shed.

DRIVEWAY & PARKING:
Driveway parking for 3-4 vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, 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.