HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Framlingham Way

Freehold
Tax Band: D

Great Notley, Braintree, CM77 7YY

Offers In Excess Of £325,000

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OPEN DAY - SATURDAY 31ST AUGUST: 10-11AM BY APPOINTMENT ONLYBoasting NO ONWARD CHAIN and benefiting from an EN-SUITE to master bedroom, GARAGE with driveway parking and a generously sized rear garden with POTENTIAL TO EXTEND (STPP) is this two DOUBLE bedroom SEMI-DETACHED property. Offering a spacious 17' lounge/diner and set in a MEWS POSITION within the sought after Great Notley Garden Village - Ideal for first time buyers!!

Framlingham Way, Great Notley, Braintree, CM77 7YY

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, under stairs storage cupboard, radiator, tiled flooring and smooth coved ceiling.

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

KITCHEN:
9'09 x 9'05 (2.97m x 2.87m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer, space for dishwasher and washing machine, wall-mounted boiler (in cupboard), tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE / DINER:
17'06 x 11'10 (5.33m x 3.61m)
Double glazed window to rear aspect, radiator, tiled flooring and smooth coved ceiling. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, loft access, airing cupboard, storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
10'07 x 10'00 (3.23m x 3.05m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

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

BEDROOM TWO:
10'07 x 7'04 (3.23m x 2.24m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
A well-proportioned and private rear garden comprising patio area with remainder mainly laid to lawn, shrub borders, access door to garage and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: D

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.