

Paul Mason Associates

Washall Drive, Great Notley, Braintree, CM77 7GF

Offers in excess of £725,000

- Spacious Detached Family Home With Five Double Bedrooms
- Wonderful Open Plan Kitchen / Dining / Family Room Opening To The Private Rear Garden
- Dual Aspect Lounge With Leafy Outlook To Both Aspects
- Additional Sitting Room / Teenager Lounge
- Galleried Landing & Double Height Entrance Hall
- Master Bedroom With Dressing Room and En-Suite Shower Room
- Bedroom Two With En-Suite
- Double Garage Plus Private Driveway
- Private Rear Garden With Established Trees And Planting Plus Large Patio
- Internal Inspection Highly Advised To Fully Appreciate The Space On Offer

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

MOTIVATED SELLER* - INTERNAL VIEWING ADVISED TO FULLY APPRECIATE SQUARE FOOTAGE ON OFFER Gary Townsend of Paul Mason Associates offers this spacious and well proportioned detached family home set over two floors with a wonderful open plan kitchen / dining / family room benefitting from two sets of French doors opening to the private rear garden. The ground floor also enjoys a large dual aspect lounge, additional sitting room, plus utility and cloakroom. To the first floor, the impressive galleried landing leads to five double bedrooms, two with en-suite, and with the master also enjoying its own dressing room, plus a large family bathroom. The plot itself benefits from mature trees providing privacy and a leafy outlook, not always found on modern developments. There is also a double garage with block paved driveway.

The property itself lies within walking distance of all the Great Notley Village amenities, which includes a doctors surgery, veterinary practice, dental surgery, Tesco superstore, public house, hair salon, but to name a few. As previously mentioned, there is 100 acres of parkland close by, plus excellent road access to the A120 (leading to Stansted airport & M11), and A131 to Great Leighs racecourse and Chelmsford.

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DISTANCES

Chelmsford Station: 10 miles
(Liverpool Street from 34 mins)
Braintree Station: 3 miles
Witham Station: 8.6 miles
Stansted Airport: 16 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

A magnificent double height space with galleried landing above and provides access to all reception rooms, stairs to first floor, radiator, laminate flooring and smooth coved ceiling.

Cloakroom

Opaque double glazed window to front, LLWC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring and smooth coved ceiling.

Kitchen / Dining / Family Room

9.25m x 3.33m (30'4" x 10'11")
A wonderful social space for entertaining with two sets of French doors opening to the rear patio and garden, oak work surfaces with a range of matching base and walls units, one and a half bowl sink / drainer unit with tiled splashback, 'Rangemaster 110' oven, integrated fridge/freezer and dishwasher, TV point, radiators, laminate flooring and smooth coved ceiling with sunken spotlights.

Utility

Granite effect worksurfaces with a range of matching base and walls units too match the kitchen, single bowl sink / drainer unit with central mixer tap and tiled splashback, space

for washing machine and tumble dryer, laminate flooring and smooth ceiling with sunken spotlights. Door to garage.

Lounge

6.93m x 3.94m (22'8" x 12'11")
Being dual aspect this is a light and airy room with leafy views to both front and rear. There is a feature fireplace central to the space, plus radiators, TV and BT points, carpet to floor and a smooth coved ceiling. Do to Kitchen / Dining / Family Room.

Sitting Room / Teenager Lounge

4.70m x 3.71m (15'5" x 12'2")
Two double glazed windows to the front aspect, radiator, carpet to floor and smooth coved ceiling.

FIRST FLOOR

Galleried Landing

Overlooking the ground floor entrance hall, airing cupboard, radiator, carp[et to floor and smooth coved ceiling with access to a part boarded loft with ladder fitted.

Bedroom One

4.06m x 4.04m (13'3" x 13'3")
Double glazed window to front, radiator, TV and BT points, carpet to floor and smooth coved ceiling. Access to Dressing Room leading through to Shower Room.

Dressing Room

Double glazed window to rear, range of built-in wardrobes, carpet to floor and smooth coved ceiling.

En-Suite Shower Room

Opaque double glazed window to rear, fully tiled double shower, LLWC, pedestal wash hand basin with tiled backsplash, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling.

Bedroom Two

3.76m x 3.51m (12'4" x 11'6")
Double glazed window to front, built-in wardrobes, radiator, TV and BT points, carpet to floor and smooth coved ceiling.

En-Suite Shower Room

Opaque double glazed window to front, shower cubicle, LLWC, pedestal awash hand basin with tiled splashback, shaver point, extractor fan, radiator, tiled flooring and smooth coved ceiling.

Bedroom Three

3.40m x 3.12m (11'1" x 10'2")
Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

Bedroom Four

3.43m x 3.05m (11'3" x 10'0")
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling.

Bedroom Five

3.40m x 2.24m (11'1" x 7'4")
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque double glazed window to side, shower cubicle, separate panelled bath, LLWC, pedestal wash hand basin with tiled splashback, shaver point, extractor fan, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR

Front & Rear Garden

The rear garden commences with a large patio area which warps around the property offering plenty of space for garden furniture and entertaining.

From here to step onto the lawn area which has well stocked borders with an array of trees and plants. There was also a private, sunken patio area at the rear of the garden which could easily be reinstated. There is an outside tap, lighting, and access gates to front and the double garage. The property also benefits from a front lawned area with hedging which enables the property to sit further back than most on its plot, giving it a more spacious and private feel.

Driveway & Parking

The property is approached via a double width block paved driveway which offers off road parking and leads to the double garage which benefits from eaves storage, and has power and lighting fitted.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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