



Harnham Drive

Great Notley, Braintree, CM77 7YX

Freehold
Tax Band: G

Offers In Excess Of £675,000



NO ONWARD CHAIN!! Boasting THREE reception rooms inc. 18' DUAL ASPECT lounge and STUDY, a spacious 16' kitchen/breakfast room plus UTILITY and a DOUBLE GARAGE (potential to convert) with driveway parking is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from TWO EN-SUITES plus family bathroom & d/stairs cloakroom, a GENEROUSLY-SIZED REAR GARDEN and ideally situated in a quiet CUL-DE-SAC location within the highly regarded Great Notley Garden Village. A short walk to all local shops/amenities & popular schools - Easy access to Braintree Town Centre & Station, A120/M11 & Chelmsford.



Harnham Drive, Great Notley, Braintree, CM77 7YX

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, under stairs storage cupboard, radiator, Karndean flooring and smooth coved ceiling.

CLOAKROOM:

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

STUDY / PLAYROOM:

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

LOUNGE:

Double glazed window to side aspect, central fireplace, two radiators, carpeted flooring and smooth coved ceiling. Bi-folding doors across rear aspect.

DINING ROOM:

Radiator, carpeted flooring and smooth coved ceiling. Bi-folding doors across rear aspect and archway opening to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM:

Double glazed windows to rear and side aspects, a series of matching base and wall units, edged work surfaces in Granite incorporating one and a half bowl sink with central mixer tap and drainer, water softener, built-in double oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, built-in microwave oven, radiator, Karndean flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:

Matching base and wall units, edged work surface in Granite incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (newly fitted two years ago plus brand new cylinders installed), radiator, Karndean flooring and smooth ceiling. Part-glazed door to side aspect and access door to double garage.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access (part-boarded with ladder and lighting), airing cupboard, additional built-in storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

Double glazed bay window to front aspect, radiator, carpeted flooring and smooth coved ceiling. Opening to dressing area.

DRESSING AREA:

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

EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled and enclosed double shower, panelled bath with central mixer tap, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

Double glazed windows to front and side aspects, two built-in wardrobes, built-in eaves storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Fully tiled double shower unit, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, Karndean flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:

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

BEDROOM FOUR:

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

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Very generously sized enclosed rear garden comprising large patio area extending property rear and side, remainder mainly laid to lawn with mature shrub borders, access door to garage and gated side access.

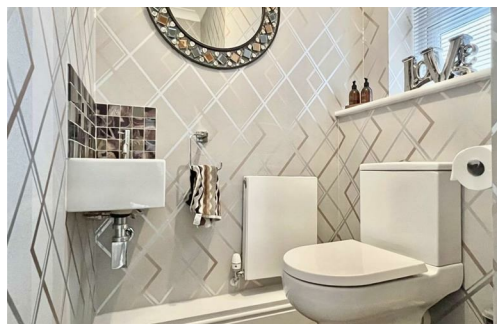
DOUBLE GARAGE & DRIVEWAY PARKING:

Integral double garage fitted with power, lighting and up & over doors. Driveway parking for 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, please contact Hamilton Piers.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

