



Pochard Way

Great Notley, CM77 7WA

Freehold
Tax Band:

Offers In Excess Of £325,000



Boasting an UNOVERLOOKED & recently re-landscaped rear garden, RECENTLY REFITTED KITCHEN & BATHROOM plus a BAY-FRONTED lounge and conservatory is this modern three bedroom mid-terrace property. Benefiting from a GARAGE with allocated parking, set on a MEWS POSITION overlooking a greensward to front and ideally located in the highly regarded Great Notley area. Just a short walk to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120M11 & Chelmsford - Perfect for first time buyers!!



Pochard Way, Great Notley, CM77 7WA

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, wood flooring.

LOUNGE:

13'9 x 10'11 (4.19m x 3.33m)

Double glazed bay window to front aspect (fitted with shutters), under stairs cupboard, radiator, wood flooring.

KITCHEN / DINER:

13'2 x 8'0 (4.01m x 2.44m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler, radiator, wood flooring. Patio door to conservatory.

CONSERVATORY:

11'1 x 6'8 (3.38m x 2.03m)

Brick and UPVC construction with vaulted solid roof, wood flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access (fully boarded with lighting and fitted shelving), airing cupboard, carpeted flooring.

BEDROOM ONE:

13'3 x 7'11 (4.04m x 2.41m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

9'1 x 7'1 plus wardrobe recess (2.77m x 2.16m plus wardrobe recess)

Double glazed window to rear aspect, radiator, wood flooring.

BEDROOM THREE:

7'6 x 6'0 (2.29m x 1.83m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with dual shower over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Private rear garden, enclosed by fencing and comprising a patio area with remainder mainly laid to lawn, raised decking area to garden rear with barked area and shrubs and flowering plants set into sleepers, gated rear access.

GARAGE & PARKING:

Single garage located at rear of property with off-road parking for 1-2 vehicles.

AGENTS NOTES:

Council Tax Band:

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.

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