



Ashdown Close

Great Notley, Braintree, CM77 7FR

Asking Price £425,000



Boasting TWO EN-SUITES plus DRESSING ROOM to master, a 25' second floor bedroom & UNOVERLOOKED garden is this four bedroom LINK-DETACHED property. Offering a 15' bay-fronted lounge, CONSERVATORY plus garage/driveway & set over three floors.



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advert summary

Hamilton Piers, the leading local property specialists in Great Notley, are delighted to bring to the market for sale this four bedroom LINK-DETACHED property, boasting TWO EN-SUITES plus DRESSING ROOM to master, a 25' second floor bedroom & UNOVERLOOKED garden. Offering a 15' bay-fronted lounge, CONSERVATORY plus garage/driveway & set over three floors.

The property, originally a three bedroom home, has since been substantially extended to provide accommodation on a further floor (incorporating a 25' bedroom and en-suite) as well as a spacious conservatory to the property rear.

Ideally located in the heart of Great Notley Garden Village, within a short walking distance of local shops/services, popular schools and amenities, as well as the A120/M11 & Chelmsford which are within close proximity. Braintree Town Centre & Station are situated 4 miles away; Braintree Station provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to front aspect, radiator, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

LOUNGE: (15'02? x 12'01?)

Double glazed bay window to front aspect, fireplace surround, radiator, laminate wood flooring, smooth ceiling,

KITCHEN / DINER: (15'06? x 13'05?)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated dishwasher, space for fridge/freezer and washing machine, radiator, vinyl flooring, smooth ceiling. Double glazed french doors to conservatory.

CONSERVATORY: (14'01? x 13'05?)

UPVC and brick construction, polycarbonate roof, electric radiator, tiled flooring. Double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (16'09? x 9'08?)

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

DRESSING ROOM: (9'10? x 8'06?)

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

EN-SUITE TO MASTER BEDROOM:

Velux window to rear aspect, enclosed shower unit, fully tiled walls, low level WC, inset wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM THREE: (10'02? x 8'01?)

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

BEDROOM FOUR: (7'02? x 7'00?)

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

FAMILY BATHROOM:

Fully tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:-

BEDROOM TWO: (25'06? x 11'09? > 8'02?)

Double glazed window to side aspect, Velux window to rear aspect, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:

Double glazed opaque window to side aspect, enclosed shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Mainly laid to lawn with mature hedging and fruit trees, hardstanding pathway and driveway.

REAR GARDEN:

Unoverlooked enclosed rear garden, mainly laid to lawn with mature trees and shrubs, hardstanding patio area, side door to garage.

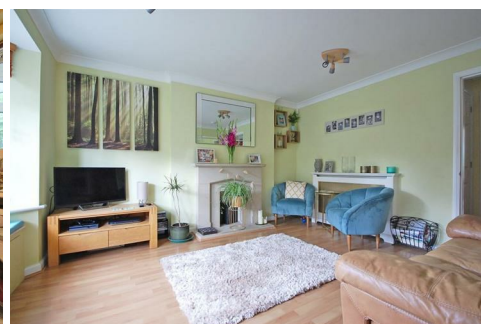
GARAGE, DRIVEWAY AND PARKING:

Attached single garage housing boiler, fitted with up & over door, lighting and power, driveway parking.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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.

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