



Framlingham Way

Braintree, CM77 7YY

Guide Price £320,000



Benefiting from GATED DRIVEWAY/garage, EN-SUITE to master & two reception rooms plus d/stairs cloakroom is this three bedroom SEMI-DETACHED property. Offering an UNOVERLOOKED garden & set on a walkway position, close to local schools & amenities.



advert summary

GUIDE PRICE ?320,000-?340,000

Hamilton Piers, the leading local property specialists in Great Notley, are delighted to bring to the market for sale this three bedroom SEMI-DETACHED property, benefiting from GATED DRIVEWAY leading to a single garage, an EN-SUITE to the master bedroom & two reception rooms plus d/stairs cloakroom. Offering an UNOVERLOOKED garden and set on a walkway position, in walking distance to local schools & amenities.

The property is ideally located in a quiet walkway position on the sought after Great Notley Garden Village, benefiting from local amenities, shops/services and popular schools within a short walking distance. Further, the A120/M11 & Chelmsford are all nearby and Braintree Town Centre & Station are located just 4/5 miles away. Braintree Station offers 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:

Stairs to first floor, radiator, understairs storage cupboard, carpeted flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, wall-mounted wash hand basin and tiled splash backs, radiator, carpeted flooring.

LOUNGE (15? 0" x 11? 4")

Double glazed window to front aspect, radiator, carpet flooring, smooth ceiling, Double doors to:

DINING ROOM (9? 3" x 9? 0")

Radiator, laminate flooring, smooth ceiling. Door to rear garden.

KITCHEN: (9? 0" x 8? 7")

Double glazed window to rear aspect, matching base and wall units with roll top work surfaces and tiled splashbacks. One bowl ceramic ?Butler? sink with wood drainer and central mixer taps. Built-in electric oven with gas hob and overhead extractor hood. Integrated fridge/freezer and dishwasher, space for washing machine, boiler (housed in cupboard), radiator, tiled floor, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, smooth ceiling,

MASTER BEDROOM (12? 0" x 9? 0")

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

EN-SUITE

Fully tiled shower, low level WC, pedestal wash hand basin, half tiled walls, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO (9? 5" x 9? 0")

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

BEDROOM THREE (9? 0" x 8? 8")

Double glazed window to rear aspect, radiator, carpet flooring, smooth ceiling,

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, half tiled walls, radiator, laminate wood flooring, smooth ceiling.

EXTERIOR:-

FRONT:

REAR GARDEN:

Enclosed rear garden with hardstanding driveway via double gates, hardstanding patio area, fish pond, access to garage fitted with up and over door.

GARAGE, DRIVEWAY AND PARKING:

Double gates into garden with hardstanding driveway with parking for two vehicles and garage with up and over doors.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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