



Alverton Close

Great Notley, Braintree, CM77 7XU

Guide Price £625,000



****GUIDE PRICE £625,000-£650,000**** Boasting FOUR reception rooms inc. 17' conservatory & STUDY, an EN-SUITE & DRESSING AREA to master bedroom, plus a DOUBLE GARAGE with driveway parking and masses of POTENTIAL TO EXTEND (stpp) is this IMMACULATELY presented four bedroom detached property. Offering a spacious 18' kitchen with UTILITY room, generously sized gardens and set on a spacious CORNER PLOT.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, under stairs storage cupboard, tiled flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

LOUNGE:

18'7 x 12'11 (5.66m x 3.94m)

Double glazed windows to rear aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling. Double glazed french doors to rear garden.

DINING ROOM:

14'05 into bay x 10'01 (4.39m into bay x 3.07m)

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

KITCHEN:

18'05 x 11'11 (5.61m x 3.63m)

Double glazed window to rear aspect, matching wall and base units with Granite work surfaces, two bowl sinks with drainer and central mixer taps, Range cooker, extractor hood, integrated dishwasher and microwave, space for American style fridge/freezer, tiled flooring, smooth ceiling. Double glazed french doors to conservatory.

UTILITY ROOM:

Matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler, radiator, tiled flooring, smooth ceiling. Double glazed door to side aspect.

STUDY:

14'05 x 11'11 (4.39m x 3.63m)

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

CONSERVATORY:

17'00 x 9'05 (5.18m x 2.87m)

UPVC and brick construction with a vaulted solid roof, radiator, tiled flooring, double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

12'11 x 10'03 (3.94m x 3.12m)

Double glazed windows to front and side aspects, radiator, carpeted flooring, smooth ceiling.

DRESSING AREA:

Two sets of built-in wardrobes, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

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

BEDROOM TWO:

11'06 x 10'08 (3.51m x 3.25m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:

12'05 x 10'05 (3.78m x 3.18m)

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

BEDROOM FOUR:

10'04 x 6'09 (3.15m x 2.06m)

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

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, enclosed shower unit, partly tiled walls, panelled bath with central mixer taps and shower attachment, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

FRONT AND SIDE GARDEN:

Enclosed with a picket fence, mainly laid to lawn with well manicured mature borders and shrubs. access to rear garden and parking.

REAR GARDEN:

Enclosed rear garden, mainly laid to lawn, raised decking area, hardstanding patio areas, shingled area to side with shed, well manicured borders with well established beds, side access to front, side access to double garage.

GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with lighting, power and up & over doors, driveway parking for two vehicles.



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