



1 REGENCY CLOSE, LONDON ROAD

Great Notley, Braintree, CM77 7QH

O.I.E.O. £600,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Four Bedrooms with Master En suite
- Private Road with only Two other Similar Homes
- Garage Converted into Home Office / Gym
- Carport and Further off Street Parking plus Visitor parking
- Immaculate Throughout
- South Facing Garden
- Artificial lawn Throughout
- Stunning Kitchen / Diner / Family Area





Property Description

THE PROPERTY

Executive home situated along a private drive in this sought after location. This immaculate four bedroom property benefits from a SOUTH facing garden, home/ office within a private location of just three similar homes.

Modern and spacious 4 bed detached house located on a private road built in 2016, in the much desired village of Great Notley and still under its NHBC.

Internally the property is comprised of a large living room, twenty eight foot kitchen / diner, study, cloakroom, four good sized bedrooms with en-suite to master as well as a family bathroom.

To the front of the property is a carport and single garage (currently converted to home office) as well as off street parking and gated access to the south facing rear garden which is predominantly laid to artificial lawn with a patio seating area.

THE LOCATION

Great Notley is located south of Braintree town and is very popular for its quiet living but with easy access to a variety of amenities and fast access to a range of commuter links including the A120, M11 and three rail stations approximately two miles with links to London Liverpool Street station.

ENTRANCE HALL

CLOAKROOM

STUDY

2.49m (8'2") x 2.28m (7'6")

LOUNGE

4.87m (16') x 4.03m (13'3") max

KITCHEN / DINER

8.54m (28') x 2.62m (8'7")

LANDING

BEDROOM 1

4.39m (14'5") x 3.15m (10'4")

EN SUITE

BEDROOM 2

3.95m (13') max x 3.22m (10'7")

BEDROOM 3

2.97m (9'9") x 2.82m (9'3") max

BEDROOM 4

3.22m (10'7") x 2.52m (8'3") max

FAMILY BATHROOM

OUTSIDE

The property is approached via a private drive with access to only the three properties. The property benefits from dual

side access leading to the rear which has artificial grass, patio area and shrub borders.

HOME OFFICE / CARPORT / GARAGE

Home Office / Gym (formally the garage)

4.52m (14'10") x 3.42m (11'3") With a bike storage area to the front. This professionally built room has power and light and a large attic storage above which also runs over the carport which has been boarded and also with power and light.

Carport

Large than average providing covered parking for a good sized vehicle.

PROPERTY INFORMATION

Freehold.

No service charges.

Council Tax Band E.

EPC - B.

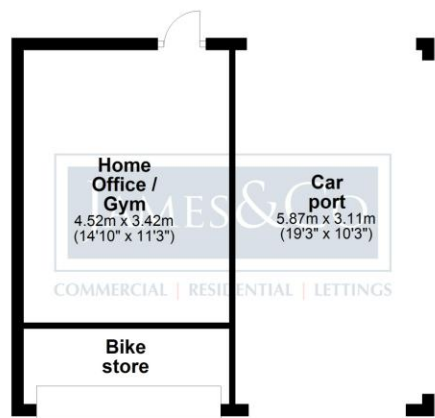






Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 39.0 sq. metres (419.3 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

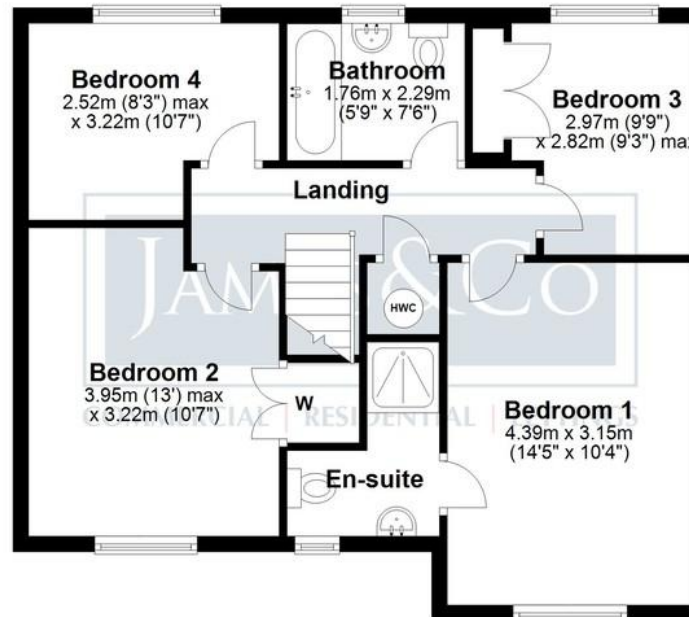
Ground Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



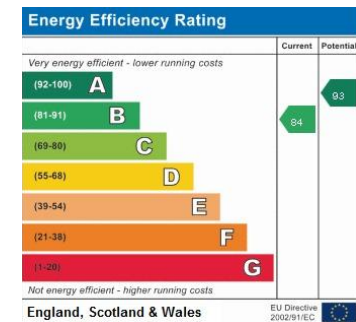
First Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



Total area: approx. 117.7 sq. metres (1266.6 sq. feet)

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