



68 Ellen Way, Great Notley, Braintree, Essex. CM77 7XG.

£395,000 Freehold



With considerably extended spacious accommodation this Three Bedroom House is presented in first class decorative order on White Court on the south side of Braintree. The main living area is formed to the rear of property, overlooking the attractive gardens, with two sets of triple bi-fold doors with an atrium, is bright and airy and will only be appreciated by a personal visit.



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LOCATION

Ellen Way is off Derwent Way, which in turn is off Windermere Drive about a mile and a half south of the town off the London Road. Ellen Way has its own local shop and there are two respected schools within walking distance. Local bus routes service the locality and further routed connect to Chelmsford. Various shops and a supermarket are close by at Great Notley Village.

Ground Floor

The accommodation with double glazing and gas fired radiator heating comprised approximately:

ENTRANCE DOOR

Glazed and panelled.
to:

LOBBY

Further door to:

SITTING ROOM

13' x 12'
Window to front. Feature fireplace and hearth.

DINING ROOM

14' x 9'
Window to front.

LUXURIOUSLY FITTED KITCHEN

13' x 10'
An extensive range of kitchen units with integrated appliances, granite work surfaces incorporating one and a half bowl sink unit and ceramic hob. Double oven. Feature lighting scheme under units units and to ceiling. Breakfast bar. Door to dining room and open access to garden room.

GARDEN ROOM

21'1 x 10'7
Two sets of triple bi-fold doors over look the garden and an atrium maximising the available daylight. Open access to the dining room.

First Floor

LANDING

BEDROOM ONE

10'10 x 10'3
Plus a range of wardrobes and further hanging cupboard.
Window to front.

EN SUITE SHOWER ROOM

Up to the minute, wide no step shower. Vanity unit with wash hand basin extending to form concealed low flush suite. Chromed radiator/towel rail. Full ceramic tiling.

BEDROOM TWO

13'11 x 6'10
Window to rear.
Double wardrobe.

BEDROOM THREE

9'8 x 6'9
Plus a range of built-in wardrobes. Window to rear.

BATHROOM

Sculptured bath with sreen and shower fittings. Pedestal wash hand basin. Low flushing suite. Full tiling to floor and wall. Chromed radiator/towel rail.

Outside

PARKING

Driveway for at least 2 vehicles immediately to front..

TO FRONT

Small lawn area and private driveway.

TO REAR

Patio area with steps to lawn and further patios, all enclosed by screen fencing for maximum privacy. Strategically placed shrubs and planters add to this very attractive area.

AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.