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property consultants

- Detached six bedroom house
- Great Notley Garden Village
- Two en suites
- Master suite with dressing area
- Secluded setting
- Refitted kitchen with Quartz worktops & centre island
- Open plan living accommodation
- Generous rear garden
- Double garage & ample off road parking

23 Grantham Avenue, Great Notley, Braintree, Essex. CM77 7FP.

Occupying a private & secluded mews position within the frequently requested Great Notley Garden Village is this magnificent six DOUBLE bedroom detached residence arranged over three floors. Having only had one owner from new, this well-established house enjoys an array of spacious living accommodation as well as a contemporary finish throughout, offering an extremely stylish & versatile family home for a variety of prospective purchasers. The ground floor features an entrance hall that provides access to the first floor, cloakroom, a recently refitted kitchen which includes a centre island & quartz worktops, dining area, a well-appointed lounge, and an impressive Atrium which measures 34' in length.



Property Details.

Entrance Hall

Part glazed entry door to front, tiled floor, underfloor heating, stairs rising to the first floor, doors to;

Cloakroom

WC, wash hand basin, tiled floor, splashback, under floor heating.

Lounge



18' 0" x 11' 7" (5.49m x 3.53m) Double glazed window to front, radiator, television & telephone point, opening to;

Dining Area



9' 4" x 9' 5" (2.84m x 2.87m) opening onto;

Kitchen



16' 0" x 10' 6" (4.88m x 3.20m) Double glazed window to side, tiled flooring, underfloor heating, matching wall & base units with quartz worktops, inset sink with drainer unit, mixer tap, instant boiling water tap, centre island with quartz worktops, induction hob with a gas cooker, two double Bosch ovens, integrated dishwasher, integrated tower fridge, integrated freezer, utility cupboard with plumbing for appliances

Orangery



34' 2" x 8' 11" (10.41m x 2.72m) UPVC sealed unit with fitted blinds, French doors to the rear garden

First Floor Landing

Double glazed window to front, doors to;

Property Details.

Bedroom One



15' 0" x 13' 3" (4.57m x 4.04m) Double glazed window to front, radiator, two built-in wardrobes, fitted wardrobes

Dressing Area

5' 8" x 3' 9" (1.73m x 1.14m) Double fitted wardrobes, door to;

En suite

Opaque double glazed window to side, radiator, WC, hand wash basin with vanity unit underneath, extractor fan, shower cubicle which is fully tiled.

Bedroom Four

11' 7" x 11' 7" (3.53m x 3.53m) Double glazed window to rear, radiator

Bedroom Five

13' 5" x 8' 3" (4.09m x 2.51 m) Double glazed window to rear, radiator

Bedroom Six

10' 6" x 6' 0" (3.20m x 1.83m) Double glazed window to front, radiator

Family Bathroom

Opaque double glazed window to rear, radiator, WC, hand wash basin, extractor fan, panelled bath with shower over, tiled floor, door to airing cupboard

Second Floor Landing

Doors to;

Bedroom Two



14' 3" x 12' 8" (4.34m x 3.86m) Double glazed window to side, Velux window to rear, radiator, eves storage, door to;

En suite

Velux window to rear, WC, hand wash basin, extractor, shower cubicle which is fully tiled.

Bedroom Three

14' 0" x 12' 0" (4.27m x 3.66m) Double glazed window to side, Velux window to rear, radiator

Frontage

There is a block paved driveway access via a wooden gate, off-road road parking multiple vehicles, access to the double garage;

Rear Garden



Mainly laid to lawn, large patio & seating area, enclosed by panelled fencing, side access via a wooden gate, outside tap & lighting, shed to remain

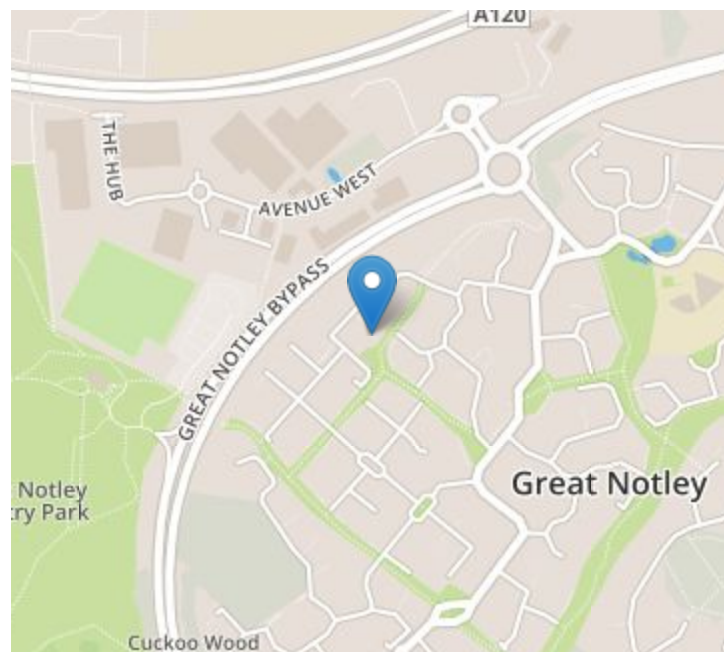
Double Garage

Double garage with up & over doors power & lighting

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.