



- Five bedroom detached
- Great Notley Garden Village
- Garage & Parking
- Refitted kitchen / diner
- Utility & Cloakroom
- 16' master bedroom with En-suite
- Walking distance to local amenities
- Gas central heating

### 65 Wood Way, Great Notley, Braintree, Essex. CM77 7JS.

Occupying a tranquil Cul-De-Sac position on the frequently requested Great Notley Garden Village, is this well established, five bedroom detached house spread across three floors. The property itself has been extended over the years and it also enjoys an array of upgraded fixtures & fittings, offering an extremely spacious and versatile family home for any perspective purchaser. The internal accommodation is vast and some highlights include; a fabulous 25' dual aspect kitchen / diner with separate utility, cloakroom, large living room, five well appointed bedrooms, two En-suites, and a family bathroom.



# Property Details.

## Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, solid oak flooring and smooth coved ceiling.

## Cloakroom

Opaque double glazed window to side aspect, low level WC, inset wash hand basin, radiator, carpet to floor and smooth ceiling.

## Lounge



16' 2" x 11' 2" (4.93m x 3.40m) Double glazed windows to side and rear aspect, radiator, carpet to floor and smooth coved ceiling with sunken spotlights. Door to rear garden.

## Kitchen / Diner



25' 0" x 11' 7" (7.62m x 3.53m) Double glazed windows to front and rear aspect, a series of matching base and wall units in white gloss with granite work surfaces, incorporating one and a half sink with central mixer tap and drainer, built-in double oven, space for fridge/freezer and dishwasher. Floating island with a series of base units, wine cooler, NEFF ceramic hob. Tiled flooring to kitchen area and solid oak flooring to dining area with underfloor heating, smooth ceiling with sunken spotlights.

## Utility Room

Double glazed window to rear aspect, matching base and wall units in white gloss, bowl sink with central mixer tap and drainer, wall-mounted boiler, space for washing machine, radiator, tiled flooring with underfloor heating and smooth ceiling. Door to side and door to garage.

## First Floor Landing

Double glazed window to side aspect, airing cupboard, stairs to second floor, carpet to floor and smooth coved ceiling.

## Bedroom Two



12' 0" x 10' 9" (3.66m x 3.28m) Double glazed window to rear aspect, radiator, carpet to floor and smooth coved ceiling.

## Dressing Area

Built-in wardrobes to each side, carpet to floor and smooth coved ceiling.

## En-suite

Opaque double glazed window to front aspect, fully tiled double shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, storage cupboard, radiator, carpet to floor and smooth ceiling with sunken spotlights.

## Bedroom Three

10' 3" x 10' 0" (3.12m x 3.05m) Double glazed window to front aspect, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

## Bedroom Four

8' 9" x 8' 5" (2.67m x 2.57m) Double glazed window to rear aspect, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

## Bedroom Five

8' 10" x 6' 11" (2.69m x 2.11m) Double glazed window to rear aspect, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

# Property Details.

## Family Bathroom



Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

## Second Floor Landing

### Landing / Dressing area

A series of built-in wardrobes, carpet to floor and smooth ceiling.

## Master Bedroom



16' 6" x 10' 6" (5.03m x 3.20m) Double glazed window to rear aspect, radiator, solid oak flooring and smooth vaulted ceiling with sunken spotlights.

## En-Suite To Master



Opaque double glazed window to rear aspect and velux to front, fully tiled double shower, inset bath with central mixer tap, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth vaulted ceiling with sunken spotlights.

## Rear Garden



Fenced rear garden with patio area to immediate rear, remainder laid to lawn with a variety of shrub and tree borders, power points, gated side access on both sides.

## Garage & Parking

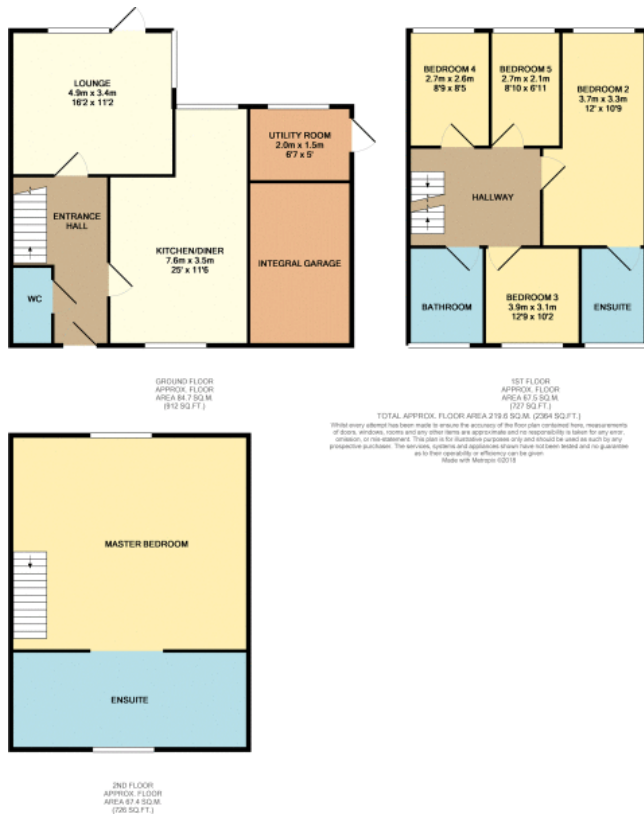
Driveway parking for three vehicles leading to single integrated garage, fitted with power, lighting and up and over door.

## Front Garden

The property is approached via pathway to front door, remainder laid to lawn with some shrubs to borders.

# Property Details.

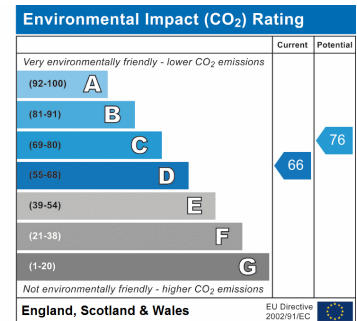
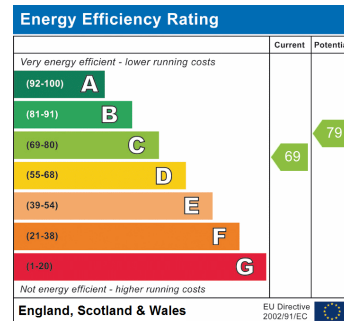
## Floorplans



## 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.

