



- Four Bedroom Detached House
- Garage & Off Road Parking
- Sought After White Court Development
- Extended
- Ground Floor Cloakroom
- Accommodation Over Three Floors
- En Suite & Fitted Wardrobes To Master
- Well Presented Throughout
- Utility Area
- Study

Call to view 01376 337400



## 11 Rydal Way, Great Notley, Braintree, Essex. CM77 7UG.

Michaels Property Consultants are pleased to present to the market this extended four-bedroom detached house occupying a tranquil Cul De Sac Position within the frequently requested White Court Development. Located within the catchment area for the highly reputable White Court Primary School, this well-established residence offers versatile accommodation arranged over three floors, lending itself well to a buyer seeking a family home in an excellent location. Internally, the property comprises an entrance hall that provides access to the first floor, a cloakroom, a well-appointed lounge, a separate dining room with an additional area currently being used as a study, a kitchen with a separate utility area, four generous bedrooms with fitted wardrobes & an en suite shower room to the master, and a family bathroom. Externally, there is attractive and well-maintained front & rear gardens, a single garage, and a driveway that provides off-road parking for two vehicles.





# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, door to;

## Cloakroom

WC, radiator, hand wash basin, double-glazed window to side.

## Inner Hallway

Carpet flooring, stairs to first floor, door to;

## Living Room



13' 4" x 12' 11" (4.06m x 3.94m) Double glazed bay window to front, TV point, radiator, carpet flooring, opening to;

## Dining Room



11' 5" x 9' 7" (3.48m x 2.92m) Engineered oak flooring, radiator, storage cupboard, opening to;

## Study

7' 8" x 6' 7" (2.34m x 2.01m) Engineered oak flooring, radiator, patio doors to garden;

## Kitchen



11' 5" x 6' 9" (3.48m x 2.06m) Engineered oak flooring, units with roll-edged work surfaces, sink with mixer tap, spaces for washing machine, dishwasher & fridge/freezer, radiator, double glazed window, opening to;

## Utility



7' 8" x 5' 11" (2.34m x 1.80m) Wall & base units with roll-edged work surfaces, integral oven, 4 ring hob with extractor over, space for Tumble Dryer, double glazed window to rear, door to side.

## First Floor Landing

Double glazed window to side, doors to;

## Bedroom Two





# Property Details.

13' 3" x 9' 2" (4.04m x 2.79m) Carpet flooring, radiator, double glazed window to front.

## Bedroom Three



11' 5" x 9' 2" (3.48m x 2.79m) Carpet flooring, radiator, double glazed window to rear.

## Bedroom Four



8' 1" x 7' 4" (2.46m x 2.24m) Carpet flooring, radiator, double glazed window to front.

## Family Bathroom



Shower over bath, WC, pedestal hand wash basin, chrome towel rail, obscure double glazed window to rear.

## Bedroom One



Carpet flooring, radiator, fitted wardrobes, 3 x Velux windows to side, cupboard, door to;

## En Suite To Master



Shower, WC, hand wash basin, chrome towel radiator, fully tiled.

## Rear Garden



Fully enclosed predominately laid to lawn with paved patio area.

## Garage & Parking

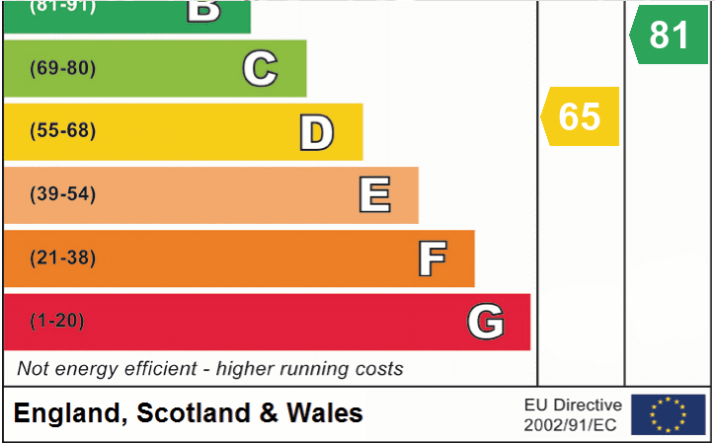
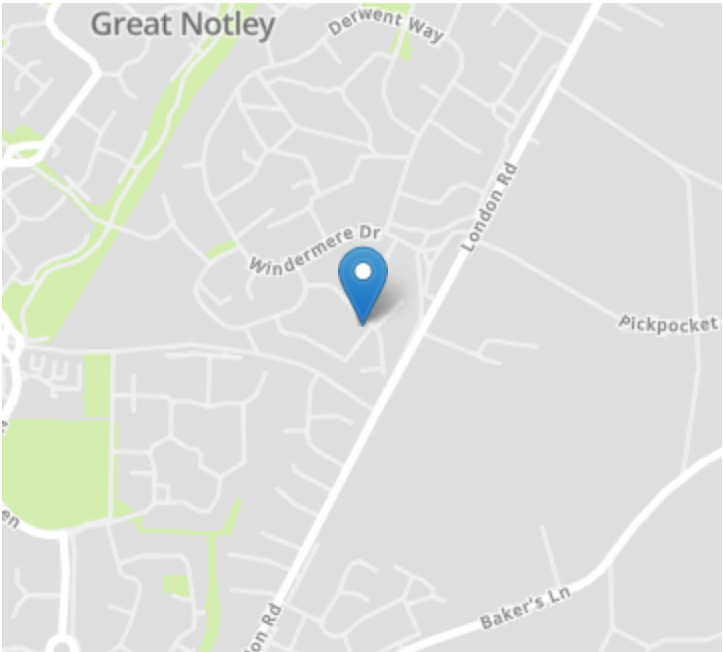
There is a single garage with an up & over door with driveway parking in-front.

# Property Details.

## Floorplans



## Location



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.