



- Two Bedroom Semi-Detached House
- Off Road Parking For Multiple Vehicles
- Potential To Extend (STPP)
- Well Maintained Garden
- Cul De Sac Location
- Great Notley Garden Village
- Ideal First Purchase or Investment
- Walking Distance To Local Amenities

## 6 Stanstrete Field, Great Notley, Braintree, Essex. CM77 7PR.

Michaels Property Consultants are proud to offer for sale this two-bedroom semi-detached house, which makes up part of the highly sought after Great Notley Garden Village. Occupying a generous plot with the potential to extend (STPP) we feel the property would make an ideal purchase for both first time buyers and buy to let investors alike. The accommodation features an entrance hall that provides access to the kitchen, a well-appointed lounge/diner with access to the first floor, two bedrooms and the family bathroom. Outside, there is a generous rear garden and allocated parking to the side of the property which features parking for numerous vehicles. New to the market an early internal viewing is strongly advised to avoid any disappointment.



# Property Details.

## Ground Floor

### Entrance Hall

6' 10" x 5' 11" (2.08m x 1.80m) Textured ceiling, radiator, under stair storage cupboard, laminate flooring

### Kitchen



10' 10" x 6' 11" (3.30m x 2.11m) Textured ceiling, double glazed window to front aspect, matching wall and base units with rolled edge worksurface, inset sink with drainer, integrated oven with gas hob and extractor unit over, space and plumbing for washing machine, space for fridge freezer, laminate flooring

### Lounge



13' 02" x 17' 10" (4.01m x 5.44m) Textured ceiling, double glazed window to rear aspect, double glazed door to rear garden, radiator, telephone point, tv point, stairs to first floor

## First Floor

### Landing

6' 00" x 6' 04" (1.83m x 1.93m) Access to loft and access to all bedrooms and bathroom

## Bedroom One



11' 03" x 13' 04" (3.43m x 4.06m) Textured ceiling, double glazed window to rear aspect, radiator, airing cupboard

## Bedroom Two



6' 07" x 12' 11" (2.01m x 3.94m) Textured ceiling, double glazed window to front aspect, tv point

## Family Bathroom



6' 03" x 6' 03" (1.91m x 1.91m) Textured ceiling, double glazed obscure window to front aspect, low level w/c, wash hand basin, extractor fan, panelled bath with shower attachment, fully tiled walls, laminate flooring

# Property Details.

## Frontage and Parking

The property benefits from off road parking to the side of the property with access into the rear garden via a wooden gate. To the front of the property there is a path leading to the front door with a decorative shingled area and shrub bushes surrounding.

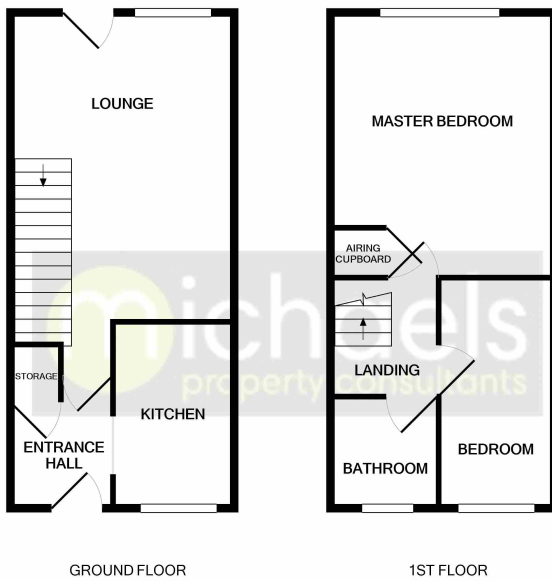
## Rear Garden



Patio area, wooden shed to remain and remainder of the garden is laid to lawn.

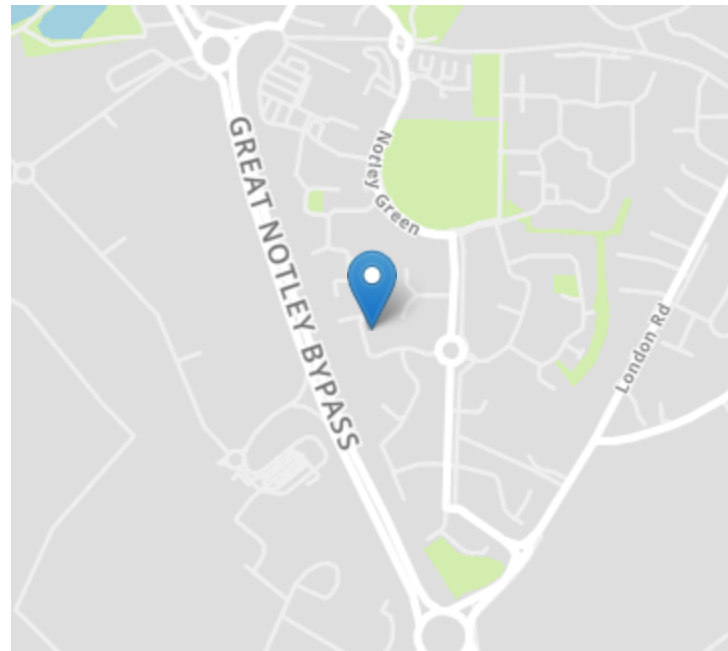
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.