



- Four bedroom detached house
- Great Notley
- Single Garage
- En-suite to master
- Impressive fitted kitchen
- Large conservatory
- Ground floor W/C
- Four reception rooms
- Potential to be sold with No Onward Chain

**Charlecote Road, Great Notley, Braintree.  
CM77 7YQ.**

GUIDE PRICE £475,000 - £500,000 - Forming part of the ever sought after Notley Green development, is this substantial four bedroom detached residence presented to a good standard throughout, creating a well thought out and deceptively spacious family home. This versatile property enjoys an array of spacious living accommodation along with a contemporary feel and on the ground floor some highlights include; a fabulous kitchen with a range of fitted appliances and a breakfast bar, a spacious conservatory with a freestanding log burner and French doors to the garden, separate dining room, a well appointed living room, study and a refitted cloakroom. To the first floor there are four double bedrooms all with fitted wardrobes, an En-suite to the master and a family bathroom. Outside this superb property is further enhanced by having a good sized rear garden including raised decking with a separate seating area, a single garage and ample off road parking.



# Property Details.

## Entrance hall

Wooden door to front, open space with doors leading to all the ground floor rooms, radiator, solid wood floor, stairs rising to first floor

## Lounge



16' 4" x 11' 1" (4.98m x 3.38m) double glazed bay window to front, radiator, French doors leading to dining room, gas fireplace, television point

## Dining room



12' 7" x 11' 3" (3.84m x 3.43m) Patio doors opening to the rear garden, French doors into the lounge, radiator

## Study

10' 11" x 9' 10" (3.33m x 3.00m) double glazed window to front, radiator, telephone point

## Kitchen



19' 6" x 9' 2" (5.94m x 2.79m) Double glazed window to side, range of matching wall & base units, smooth edged worktops with fitted breakfast bar and downlighting, sink with inset drainer and mixer tap, spotlights, tiled floor, oven & hob with extractor over, integrated fridge / freezer, integrated dishwasher, integrated washing machine, opening to the conservatory

## Conservatory



19' 9" x 12' 1" (6.02m x 3.68m) Spacious UPVC conservatory with opening to kitchen area, tiled floor, fitted freestanding log burning stove, French doors to the rear garden

## Cloakroom

Double glazed window to side, tiled floor, heated chrome towel rail, low level W/C, hand wash basin, part tiled walls

# Property Details.

## Bedroom one



11' 5" x 10' 6" (3.48m x 3.20m) double glazed window to front, radiator, double fitted wardrobes, television point, door to En-suite

## En-Suite

Double glazed window to front, low level W/C, hand wash basin, tiled floor, fully tiled walls, double walk in shower, heated towel rail

## Bedroom two



10' 2" x 9' 10" (3.10m x 3.00m) Double glazed window, radiator, television point, double fitted wardrobes

## Bedroom three



10' 2" x 8' 11" (3.10m x 2.72m) Double glazed window to rear, fitted wardrobe, radiator

## Bedroom four

9' 6" x 9' 2" (2.90m x 2.79m) Double glazed window to rear, radiator, double fitted wardrobe

## Family bathropom

Double glazed window to rear, low level W/C, hand wash basin, panelled bath with shower attachment over, fully tiled walls, heated chrome towel rail, tiled floor

## Garage & Parking

Wrought iron fencing to front with path leading to front entrance door, driveway to right hand side leading to garage with up and over door, side access to the rear garden

## Garden



Mainly laid to lawn, raised decking with a separate seating area, mainly laid to lawn, border plants & mature shrubs, outside light, enclosed by panelled fencing, side access

# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 807 SQ. FT.  
(80.5 SQ. M.)

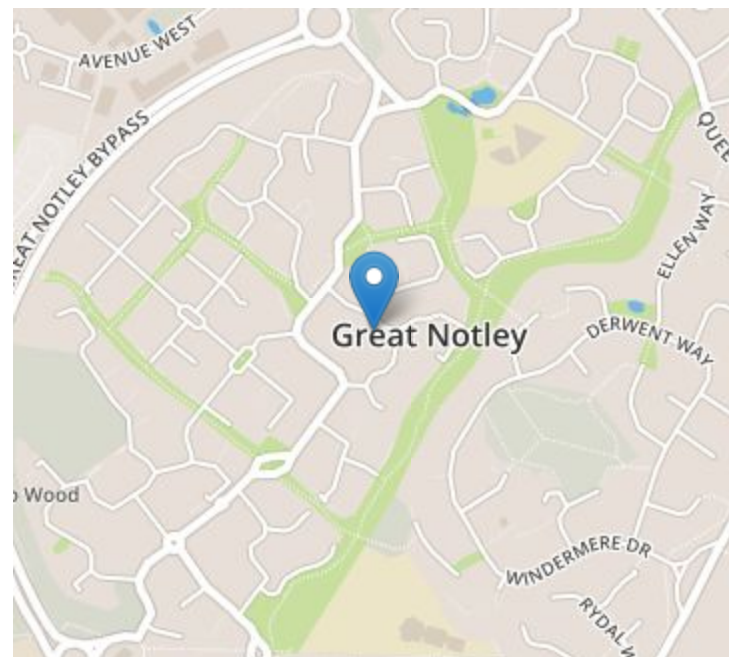


1ST FLOOR  
APPROX. FLOOR  
AREA 588 SQ. FT.  
(54.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1454 SQ. FT. (135.1 SQ. M.)

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metago 400 18

## 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.