



- Four bedroom family home
- Fully detached
- Double garage
- Refitted bathrooms
- En suite to master
- Great Notley Garden Village
- Attractive rear garden
- Three reception rooms
- No onward chain
- New UPVC windows

20 Pochard Way, Great Notley, Braintree, Essex. CM77 7WA.

Offered for sale with no onward chain and in excellent order throughout, is this well-established four DOUBLE bedroom detached house situated on the Great Notley Garden Village. The property enjoys an array of spacious living accommodation arranged over three reception rooms, offering a versatile family home for a variety of prospective purchasers. In the brief, the ground floor accommodation comprises an entrance hall that provides access to the first floor, a recently refitted cloakroom, study, a kitchen with a separate utility area, a spacious lounge with a wood-burning stove & French doors opening to a separate dining room. On the first floor, you will find four double bedrooms with an en suite to the master, and the main family bathroom. Outside, this spacious family home is further enhanced by having an attractive & well-maintained rear garden, a double garage, and a driveway that provides off-road parking for two vehicles.



Property Details.

Entrance Hall

Double glazed window to front aspect, stairs rising to the first floor, radiator, laminate wood flooring, doors to;

Cloakroom

Newly fitted suite with double glazed obscure window to side aspect, low-level WC, wall mounted hand wash basin, radiator, laminate wood flooring.

Lounge



16' 5" x 12' 4" (5.00m x 3.76m) Double glazed bay window to front aspect, fitted multi-fuel stove, radiator, laminate wood flooring, TV point, french doors to Dining Room

Dining Room



12' 4" x 8' 10" (3.76m x 2.69m) Radiator, laminate wood flooring, double glazed patio doors opening to rear garden.

Kitchen



12' 4" x 8' 11" (3.76m x 2.72m) Double glazed window to rear aspect, matching wall and base level units with roll top edged work surfaces and tiled splashback. One and a half bowl sink and drainer with central mixer taps, built-in NEFF

oven, electric NEFF hob, fitted extractor hood, space for fridge/freezer and dishwasher, radiator, vinyl flooring, opening to;

Utility

6' 6" x 4' 11" (1.98m x 1.50m) Base level units, single bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, wall-mounted gas-fired boiler, radiator, vinyl flooring, double glazed door to side aspect

Study



7' 10" x 6' 8" (2.39m x 2.03m) Double glazed window to front aspect, radiator, laminate wood flooring.

First Floor Landing

Carpet flooring, loft access, airing cupboard, doors to;

Bedroom One



12' 8" x 9' 8" (3.86m x 2.95m) Double glazed window to front aspect, built-in wardrobes, radiator, carpet flooring, door to ensuite;

Property Details.

En suite



Newly fitted suite comprising of a shower enclosure, low-level WC, hand wash basin inset to vanity unit, chrome heated towel rail, obscure window to front, extractor fan.

Bedroom Two



13' 8" x 9' 0" (4.17m x 2.74m) Double glazed window to front aspect, radiator, carpet flooring.

Bedroom Three



9' 9" x 9' 9" (2.97m x 2.97m) Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom Four

8' 9" x 7' 6" (2.67m x 2.29m) Double glazed window to rear aspect, radiator, carpet flooring.

Family Bathroom



Brand new bathroom suite comprising of a double glazed obscure window to rear aspect, fully tiled walls, panelled bath with rainfall power shower over bath, WC and hand wash basin inset to vanity unit, heated towel rail, tiled flooring.

Frontage

Mature frontage with a path to the front entrance door, double-width driveway to side, additional side access gate to rear garden,

Rear Garden



Enclosed rear garden mainly laid to lawn with mature borders, paved patio area, side access to the double garage.

Garage & Parking

Double Garage with up and over doors with internal power and lighting connected. Double width driveway to the front providing off-street parking

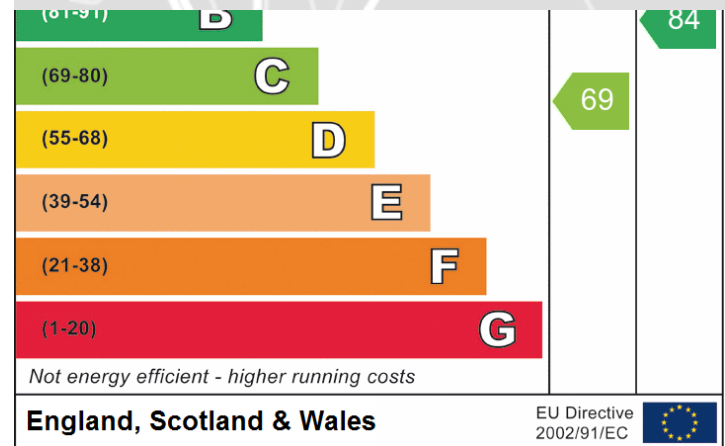
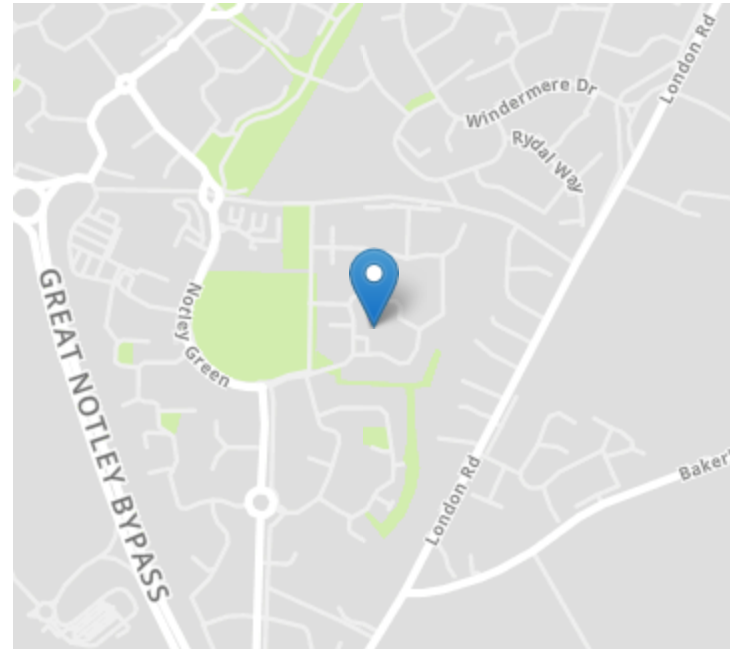
Property Details.

Floorplans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.