

Associates  
*Paul Mason*



Charlecote Road, Great Notley, Braintree, Essex, CM77 7YQ

Guide price £600,000

- Detached, Four Bedroom Family Home
- En-Suite To Master Bedroom
- Modern Kitchen / Dining Room Plus Utility Room
- Lounge With Bay Window
- Study
- Large Conservatory Overlooking Rear Garden
- Additional Gymnasium / Home Office With Dual Access
- Landscaped Rear Garden With Summer House
- Parking For Several Vehicles Plus Tandem Length Garage
- Well Presented Property On A Quiet, Sought After Turning

Gary Townsend at Paul Mason Associates offers this extended, four bedroom detached family home set on one of Great Notley's favoured turnings, and within walking distance of the 100 acres of Discovery Park and all Village amenities. The property has been extended to the ground floor to provide three reception rooms, plus a large kitchen/dining room and utility. There is also the added bonus of a Gymnasium / Home Office with its own external door which could also be used to meet clients due to its separate access. The first floor offers four double bedrooms with an en-suite to master bedroom, all of which come with built-in wardrobes. Externally, there is a landscaped rear garden, and extended driveway accessing the double length garage.

The property itself lies within walking distance of all the Great Notley Village amenities, which includes a Doctors Surgery, Veterinary Practice, Dental Surgery, Tesco Superstore, Public House, Hair Salon, but to name a few. As previously mentioned, there is 100 acres of parkland close by, plus excellent road access to the A120 (leading to Stansted airport & M11), and A131 to Great Leighs racecourse and Chelmsford.

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Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>76</b>		
	<b>53</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## DISTANCES

Chelmsford Station: 10 miles  
(Liverpool Street from 34 mins)  
Braintree Station: 3 miles  
Witham Station: 8.6 Miles  
Stansted Airport: 16 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, radiator, understairs storage cupboard, wood flooring and smooth covered ceiling.

#### Lounge

4.88m' 0.91m" x 3.96m' 3.05m" (16' 3" x 13' 10")  
Entered via a glazed door, bay window to front aspect, feature gas fire with ornate surround, radiators, carpet to floor and smooth covered ceiling. Door to Dining Area.

#### Study

2.13m' 0.00m" x 1.83m' 2.44m" (7' 0" x 6' 8")  
Window to front, radiator, carpet to floor and smooth covered ceiling.

#### Cloakroom

Opaque window to side, LLWC, wash hand basin with tiled splashback, extractor fan, carpet to floor and smooth covered ceiling.

#### Kitchen / Dining Room

8.53m' 0.30m" x 3.05m' 1.52m" (28' 1" x 10' 5")  
Window to rear aspect, range of modern fitted base and wall units with granite effect work surfaces incorporating a ceramic sink/drainage unit with central mixer tap and tiled

splashback, electric double oven with gas hob and extractor over, integrated fridge and dishwasher, peninsula breakfast bar, radiator, wooden flooring and smooth covered ceiling with sunken spotlights. Two sets of French doors to Conservatory and door to Utility.

#### Utility

2.13m' 0.30m" x 1.52m' 1.52m" (7' 1" x 5' 5")  
Range of modern base and wall units with granite effect worksurface, single bowl sink, space for washing and tumble dryer, radiator, wall mounted boiler in cupboard, wooden flooring and smooth covered ceiling. Door to side.

#### Conservatory

5.49m' 3.05m" x 2.44m' 2.44m" (18' 10" x 8' 8")  
A light and airy room with French doors opening to the rear garden and a single door providing access to the tandem length garage, which in turn leads through to the Gymnasium / Home Office.

#### Gymnasium / Home Office

2.74m' 2.13m" x 2.74m' 2.13m" (9' 7" x 9' 7")  
Laminate flooring and smooth ceiling. Door to garden.

### FIRST FLOOR

#### Landing

Airing cupboard, smoke detector, carpet to floor and smooth covered ceiling with loft hatch accessing the fully boarded loft which has power and lighting fitted.

#### Bedroom One

3.05m' 3.35m" x 2.74m' 3.05m" (plus door recess) (10' 11" x 9' 10" (plus door recess))  
Window to front aspect, range of built-in wardrobes, radiator, carpet to floor and smooth covered ceiling.

#### Bedroom One En-Suite

Opaque window to front aspect, shower cubicle, LLWC, pedestal wash hand basin with tiled backsplash, shaver point, extractor fan heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.05m' 2.13m" x 3.05m' 1.52m" (10' 7" x 10' 5")  
Window to front aspect, range of built-in wardrobes, radiator, carpet to floor and smooth covered ceiling.

#### Bedroom Three

3.05m' 2.44m" x 2.44m' 2.13m" (10' 8" x 8' 7")  
Window to rear aspect, range of built-in wardrobes, radiator, carpet to floor and smooth covered ceiling.

#### Bedroom Four

Window to rear aspect, range of built-in wardrobes, radiator, carpet to floor and smooth covered ceiling.

#### Family Bathroom

Opaque window to rear, panelled bath with central mixer taps and shower attachment over, LLWC, pedestal wash hand basin with tiled splashback, radiator, vinyl flooring and smooth covered ceiling with sunken spotlights.

### EXTERIOR

#### Rear Garden

The rear garden is well presented and has a central lawn area with well stocked borders incorporating a range of trees, shrubs and flowers. From the conservatory there is a pathway that leads to a patio area which is currently used for al-fresco dining. To the rear of the garden is a Summer House (with power fitted) and a potting shed, plus courtesy door to the Home Office / Gymnasium, and access to the front.

#### Driveway & Garaging

The front of the property has been block paved and provides parking for numerous vehicles and leads to the tandem garage which has an electric roller door, power and lighting fitted and eaves storage.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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