PESTELL & Co

ESTABLISHED 1991

PETWORTH CLOSE, GREAT NOTLEY

GUIDE PRICE: £995,000

6 BEDROOM DETACHED | STUNNING LIVING ROOM DINER MAGNIFICENT KITCHEN BREAKFAST AND FAMILY ROOM | UTILITY ROOM | STUDY | MASTER BEDROOM SUITE WITH EN-SUITE AND DRESSING ROOM | 2 FURTHER EN-SUITE BEDROOMS | VAULTED CINEMA ROOM/BEDROOM 6 | HIGH SPECIFICATION FIXTURES AND FITTINGS | EXCELLENT DECORATIVE ORDER THROUGHOUT DOUBLE GARAGE | OFF STREET PARKING FOR 2 VEHICLES | NEWLY LANDSCAPED REAR GARDEN | OUTSIDE STONE KITCHEN WITH GAS BBQ

WWW.PESTELL.CO.UK 01371 879100

THE PROPERTY

An extremely well presented 6 bedroom detached property offering spacious and versatile living accommodation. Finished to an extremely high standard throughout, the property boasts a stunning large living room diner and a magnificent kitchen breakfast and family room with handcrafted Andrew and Albert kitchen.

The property offers a double garage with electric up and over door, driveway parking for two vehicles and a newly landscaped rear garden beautifully laid to lawn, patio and decked entertaining area.

Viewing of this property is highly recommended.

ENTRANCE HALL

CLOAKROOM

LIVING ROOM DINER
31'4" MAX X 17'1" MAX

MAGNIFICENT KITCHEN
BREAKFAST AND FAMILY ROOM

UTILITY ROOM

STUDY 8'0" X 7'4"

WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

FIRST FLOOR LANDING

MASTER BEDROOM SUITE 26'4" X 13'4"

EN-SUITE

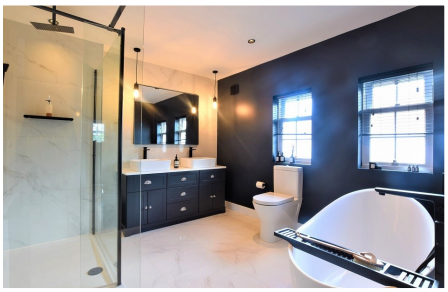
BEDROOM 2 12'3" X 9'10"

EN-SUITE

BEDROOM 4 14'2" X 8'1"

VAULTED CINEMA ROOM/BEDROOM 6 17'6" X 17'4"

FAMILY BATHROOM



SECOND FLOOR LANDING

BEDROOM 3 14'2" X 12'8"

EN-SUITE

BEDROOM 5 14'8" X 7'7"

With panel and glazed front door opening into:

ENTRANCE HALL
With stairs turning to first floor landing, storage cupboard, ceiling lighting, smoke alarm, wall mounted radiator, tiled flooring and door to:

CLOAKROOM
Comprising low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and mosaic tiled splashback, contemporary wall mounted radiation, obscure window to front, extractor fan, ceiling lighting with automatic sensor, wood effect tiled flooring.

LIVING ROOM DINER – 31'4" MAX X 17'1" MAX
A stunning room with sliding sash windows to both front and side aspects with fitted shutters, a beautiful feature fireplace with stone surround and wood burning stove within, ceiling and wall mounted lighting, ceiling integrated sound system, wood effect Karndean floor, three wall mounted radiators, an array of TV, telephone and power points, French doors and side lights out to newly installed entertaining decked area and further door into:

MAGNIFICENT KITCHEN BREAKFAST AND FAMILY ROOM
A handcrafted Andrew and Albert kitchen comprising an array of eye and base level cupboards and drawers with complimentary quartz work surfaces with a Franke stainless steel sink unit with a Quooker mixer tap with boiling water feature, integrated Neff appliances of two ovens, a combination microwave and plate warmer, further built-in recess with a Miele fridge freezer and full height wine cooler. Within the 13' island unit there is a Bora hob split into an induction hob, an undercounter extractor fan and a Teppanyaki hotplate, further undercounter integrated beer fridge and further undercounter champagne drain away ice bucket. To one end of the island unit is a breakfast bar comfortably seating six people, inset ceiling downlighting, further display lighting, ceiling integrated sound system, feature brick and slate fireplace with wood burning stove, two windows and further glazed vaulted ceiling and French doors leading out to decked and landscaped rear garden, two wall mounted radiators, tiled flooring, an array of TV and power points and door through to:

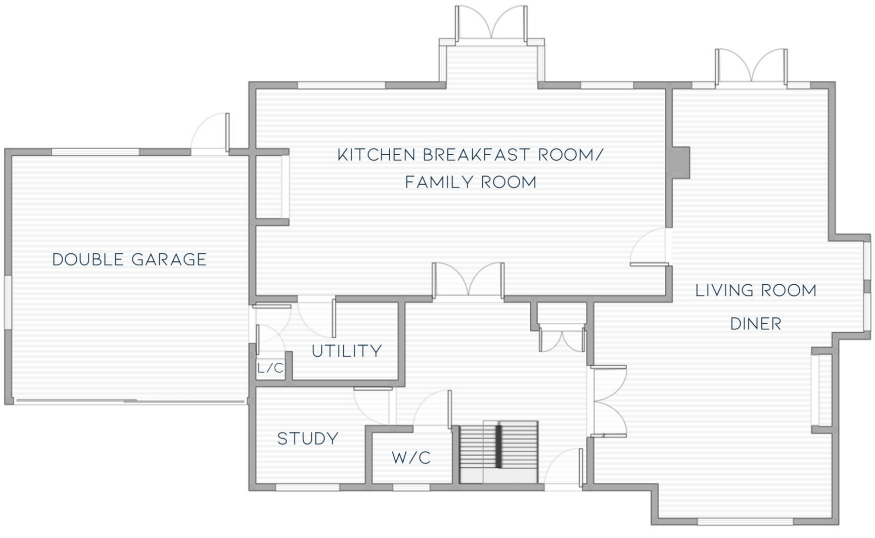
UTILITY ROOM
Comprising eye and base level storage cupboards with quartz work surface and tiled splashback, 1 ½ bowl single drainer stainless steel sink unit with mixer tap, recess, plumbing and power for both washing machine and tumble dryer, ceiling lighting, extractor fan, cupboard housing laundry chute, tiled flooring, power points and access to garage.

STUDY – 8'0" X 7'4"
With sliding sash window to front, ceiling lighting, wall mounted radiator, TV, telephone and power points and wood effect Karndean flooring.

FIRST FLOOR LANDING
With stairs rising to second floor landing, inset ceiling downlighting, smoke alarm, wall mounted radiators, fitted carpet, low level lighting, cupboard housing laundry chute directly into utility room, airing cupboard housing pressurised hot water cylinder and slatted shelves and doors to rooms.

MASTER BEDROOM SUITE – 26'4" X 13'4"
With two large sliding sash windows to front with built-in fitted shutters, further sliding sash windows to front and rear aspects, wall mounted radiators, a vaulted ceiling with three lighting points, fitted carpet and TV and power points. To the rear of the room there is an Andrew and Albert hand crafted dressing area with a beautiful array of walnut shelving, hanging rails, drawers with display lighting and a display island unit, walnut door through to:

EN-SUITE
Comprising a four piece suite of free standing contemporary bath with mixer tap and shower attachment over, close coupled WC, 'his' and 'hers' vanity mounted wash hand basins with storage under and large vanity mirror above, oversized fully tiled and glazed walk-in shower with rainfall style shower head and further secondary shower, half tiled surround, tiled flooring, contemporary wall mounted towel rail, inset ceiling downlighting, further ceiling lighting and two obscure windows to rear.



BEDROOM 2 – 12'3" X 9'10"
With ceiling lighting, sliding sash windows to rear, wall mounted radiator, two built-in double wardrobes, TV and power points, fitted carpet and door through to:
EN-SUITE
Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with twin taps, close coupled WC, wall mounted radiator, half tiled surround, inset ceiling downlighting, electric shaving point, extractor fan, obscure window to rear and fitted carpet.
BEDROOM 4 – 14'2" X 8'1"
With two sliding sash windows to front, wall mounted radiator, two built-in double wardrobes, ceiling lighting, TV and power points and fitted carpet.
VAULTED CINEMA ROOM/BEDROOM 6 – 17'6" X 17'4"
With inset ceiling downlighting, further display lighting, windows to both front, side (currently internally covered) and rear aspects with fitted blinds, wall mounted radiators, built-in Bose surround sound system, hard wired SkyQ ultra HD TV point that is hard wired through the remaining of the property with each room enjoying high speed internet and HD TV.
FAMILY BATHROOM
Comprising a four piece suite of contemporary free standing bath with mixer tap and shower attachment over, close coupled WC, vanity mounted wash hand basin with contemporary mixer tap, fully tiled and glazed shower cubicle with integrated shower, obscure window to front, inset ceiling downlighting, extractor fan, heated towel rail and tiled flooring.
SECOND FLOOR LANDING
With window to front, inset ceiling downlighting, smoke alarm, access to loft, low level display lighting, wall mounted radiator, power point and doors to rooms.
BEDROOM 3 – 14'2" X 12'8"
With Velux windows to rear, further circular window to side, low level mirrored sliding door wardrobe with hanging rails and further eaves storage beyond, wall mounted radiator, further eaves storage, inset ceiling downlighting, fitted carpet, TV and power points and door through to:
EN-SUITE
Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half tiled surround, wall mounted radiator, Velux window to rear, electric shaving point, chromium heated towel rail and tiled flooring.
BEDROOM 5 – 14'8" X 7'7"
With two Velux windows to rear, inset ceiling downlighting, TV, telephone and power points, fitted carpet, eaves storage and further storage cupboard.

OUTSIDE

The front of the property is approached via a block paved driveway supplying off street parking for two vehicles and supplying twin access to a double garage with further personnel gate to side, a beautiful low maintenance pebble and slab landscaped front pathway leading to a covered storm porch with outside water and lighting, retained by white picket fencing.

GARAGE

With an electric up and over door, further secondary up and over door, windows to side and rear aspects and further door to rear garden, newly installed Worcester Bosch boiler, wall mounted fuse boards, solid painted floor, ceiling lighting and an array of power points.

REAR GARDEN – APPROXIMATELY 65' X 30'

A newly landscaped rear garden beautifully laid out to lawn, patio and entertaining composite decking all retained by close boarded fencing and brick walling with beautifully stocked shrub and herbaceous borders. There is a covered private seating area and further pergola enjoying an outside stone kitchen with built-in gas barbeque with further storage beneath. Outside power can be found in a variety of locations around the garden including display lighting. Outside water can also be found.

Energy Performance Certificate

HM Government

34, Petworth Close, Great Notley, BRAINTREE, CM77 7XS

Dwelling type:	Detached house	**Reference number:**	0101-2823-7913-9022-2365
Date of assessment:	27 September 2012	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	28 September 2012	**Total floor area:**	278 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	**£ 4,584**
Over 3 years you could save	**£ 852**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 288 over 3 years	You could save £ 852 over 3 years
Heating	£ 3,600 over 3 years	£ 3,087 over 3 years	
Hot Water	£ 405 over 3 years	£ 357 over 3 years	
Totals	**£ 4,584**	**£ 3,732**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

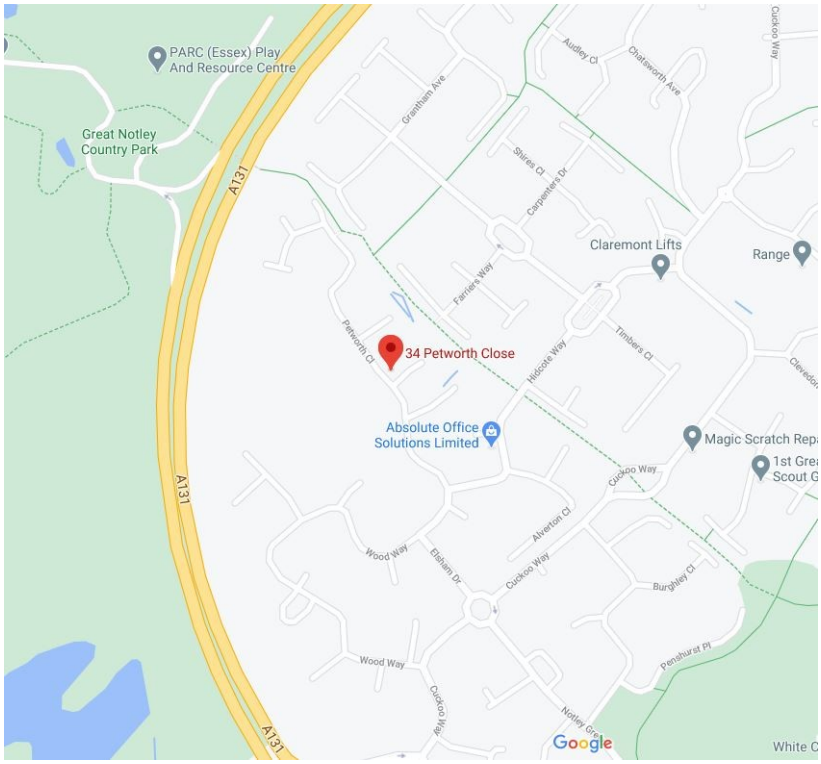
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 195
2 Low energy lighting for all fixed outlets	£250	£ 240
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 417

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

The property is situated in a quiet cul-de-sac location facing a nature reserve and is within short walking distance of all local amenities, shops/services and popular local schools. Further to this the Great Notley Country Park is only a 3 minute walk as well. Additionally, Braintree Town Centre (4 miles) and Chelmsford City Centre (10.5 miles) are within close proximity, as is the A120/M11 and A131. Stansted Airport is easily accessible and mainline rail links to London Liverpool Street are located in Chelmsford, Bishop's Stortford and Stansted Airport.

GENERAL REMARKS & STIPULATIONS	Folio 3215
FULL ADDRESS	34 Petworth Close, Great Notley, Braintree, Essex CM77 7XS
SERVICES	Mains electricity, gas fired central heating, water.
LOCAL AUTHORITY	Braintree District Council, Causeway House Bocking End Braintree Essex CM7 9HB Tel: 01376 552525
COUNCIL TAX BAND	Band G
VIEWING	Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.
DIRECTIONS	
OFFICE OPENING TIMES	7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.
IMPORTANT NOTICE	AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.,), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS A LEADING LOCAL AGENT FOR 29 YEARS!!!

WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY **SOLD**?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?

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