

PROPERTY BROCHURE



115 Grantham Ave, Notley Garden
Village, Braintree, CM77 7FP

Freehold

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OIEO £500,000

AT A GLANCE

LOUNGE

19' 5" x 10' 4" (5.92m x 3.15m)

KITCHEN/BREAKFAST ROOM

19' 5" x 10' 3" (5.92m x 3.12m)

DINING HALL

27' 8" x 8' 4" (8.43m x 2.54m)

FAMILY ROOM

ENTRANCE HALL

12' 9" x 5' 11" (3.89m x 1.8m)

DOWNSTAIRS WC

MASTER BEDROOM/LOUNGE AREA

11' 2" x 10' 7" (3.4m x 3.23m)

MASTER BEDROOM

15' 8" x 8' 4" (4.78m x 2.54m)

DRESSING ROOM

8' 4" x 6' 9" (2.54m x 2.06m)

MASTER EN-SUITE

8' 9" x 8' 4" (2.67m x 2.54m)

BEDROOM 2

11' 11" x 10' 6" (3.63m x 3.2m)

FAMILY BATHROOM/2ND ENSUITE

BEDROOM 3

BEDROOM 4/ BEDROOM 5

14' 5" x 10' 8" (4.39m x 3.25m)

SHOWER ROOM

REAR GARDEN

Large Decked Patio, Side Access

FRONT OF PROPERTY

Single Garage and Driveway Parking

This generous five bedroom family home has a modern open plan layout that is very popular with modern living. The main lounge flows seamlessly through a spacious light dining hall and into the property's most generous kitchen. This is a house that is crying out for a large family or for someone that loves to throw dinner party's.

The versatility of this property is underlined through a separate family room at the rear of the house with access to the garden, this would make for a great home office or television room. A WC off of the entrance hall completes the ground floor.

On the first floor the property becomes very unique especially in respect of the master suite, a room with it's own lounge bedroom, dressing room and en-suite complete with shower and bath. There are two further bedrooms on this floor with use of a family bathroom, which through a connecting door can be set over to an en-suite to bedroom two.

Finally on the second floor are two additional generous double bedrooms both with access to a shower room which completes the floor.

Outside to the front is a block paved driveway affording parking in front of the garage, a paved path leads to a storm porch, lawned areas either side of the path offer a planting for trees and shrubs. A gate to the side leads via a passage way to the rear garden, this is laid mainly to lawn with timber fenced boundaries, there are several mature trees and lastly a large decked area, the perfect spot for alfresco dining or barbecues.

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KITCHEN/BREAKFAST ROOM

19' 5" x 10' 3" (5.92m x 3.12m)

A kitchen that is packed full of storage and an absolute wealth of preparation surface supplied through granite work tops. Double glazed windows to front, space for washing machine and tumble dryer. Integrated fridge and freezer, dishwasher and double oven. Tiled flooring, smooth ceiling with inset spot lights. Gas hob with extractor hood over, tiled splash backs to work tops, open plan to dining hall, door to entrance hall.



DINING HALL

27' 8" x 8' 4" (8.43m x 2.54m)

Wood flooring, vaulted glazed roof, open plan to kitchen and lounge, radiator, French doors to garden, door to family room.

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LOUNGE

19' 5" x 10' 4" (5.92m x 3.15m)
Double glazed window to front, Wood flooring, TV point, B.T Point, radiator, smooth ceiling.



FAMILY ROOM

Double glazed French doors to rear, door to dining hall and door to garage. Wood flooring, smooth ceiling, radiator.

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WC

Obscure double glazed window to front, radiator, low level WC, wash basin, tiles to floor.



STAIRS TO FIRST FLOOR

Arched double glazed picture window to rear, double glazed window to front, banister rail over stairs.
Newly Fitted Carpets

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MASTER BEDROOM/LOUNGE AREA

11' 2" x 10' 7" (3.4m x 3.23m) Open plan to the master bedroom, double glazed window to rear, radiator, smooth ceiling, TV point and BT point. Newly Fitted Carpets.



MASTER BEDROOM

15' 8" x 8' 4" (4.78m x 2.54m) Vaulted ceiling with double glazed feature window to front, radiator, smooth ceiling with spotlights. Newly Fitted Carpets.

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DRESSING ROOM

8' 4" x 6' 9" (2.54m x 2.06m) Built in sliding wardrobes, vaulted ceiling with inset spot lights and smooth ceiling finish, door to en-suite bathroom. Newly Fitted Carpets



MASTER EN-SUITE

8' 9" x 8' 4" (2.67m x 2.54m) Double glazed obscure feature window to rear, panelled bath, shower cubicle, couples vanity sinks, Newly fitted vinyl flooring, vaulted ceiling with inset spot lights. Low level WC, radiator.

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BEDROOM 2

11' 11" x 10' 6" (3.63m x 3.2m) Double glazed window to rear, radiator, smooth ceiling, door to family bathroom with optional en-suite set up. Newly fitted carpets.



FAMILY BATHROOM/2ND ENSUITE

Panelled bath, low level WC, double glazed window to front, vanity sink, smooth ceiling with inset extractor fan and ceiling lights, part tiled walls, radiator. Newly fitted vinyl.

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BEDROOM 3

Double glazed window to front, radiator, smooth ceiling. Newly fitted carpets.



LANDING 2

Ornamental elevated height arched double glazed window to rear which floods the stairwell and landing with light. Banister rail over stairs. Doors to bedrooms 4 and 5 and shower room. Newly fitted carpets.

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BEDROOM 5

14' 5" x 10' 8" (4.39m x 3.25m) Double glazed dormer window to rear, skylight window to front, smooth ceiling, radiator. Newly fitted carpets.



BEDROOM 4

14' 5" x 10' 8" (4.39m x 3.25m) Access to loft, dormer window to rear, two double glazed windows to side, door to shower room and landing. Radiator, skylight window to front. Newly fitted carpets.

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SHOWER ROOM

Double glazed dormer window to front, shower cubicle. low level WC, vanity sink. doors to bedroom 4 and landing. Newly fitted vinyl.



Rear Garden Showing Decked Patio, Side access Via Gate.

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Rear Garden Showing Decked
Patio, Side access Via Gate.



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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and are intended to provide a general impression of the property. This plan is for information purposes only and should not be used for any purpose other than that intended. The services and appliances shown have not been tested and are not guaranteed. We do not accept any liability for any errors. Made with MetPlan 10/16

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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These sales particulars are presented to prospective purchasers as a guide and whilst we endeavor to make them as fair, accurate and reliable as possible they should be treated only as a guide. If there is something you feel is important to you in particular then we would ask you to please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property.

All Measurements are approximate room sizes and only intended as general guidance. They must not be used for ordering carpets or any furniture.

Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to arrange their own survey or said contractors reports before concluding any offers to purchase the property.

Furthermore, these sales particulars do not form any offer or contract and Domans Residential will not accept any liability to their accuracy.



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