



**Stanstrete Field, Great Notley, CM77 7PR**

**Asking price £310,000**



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### Some More Information

From the entrance door you enter the entrance hall where opening leads to the kitchen which has a window to the front, low level and is fitted with a range of eye and base level cupboards beneath work surfaces and completed with white metro tiled splashbacks. Spaces for appliances include undercounter fridge and washing machine along with free standing oven. Worthy of note is the utility cupboard accessed from the hall where a further appliance space is located. A door leads to the open living dining room, which has bi-folding doors leading out to the rear garden and stairs rising to the first floor.

To the first floor bedrooms one and two are both good sized rooms, with bedroom one having a view to the rear over the garden and beyond to an area of mature trees whilst bedroom two is a double sized room and currently utilised as a home office and dressing room. Completing the first floor is the family bathroom which is fitted with a panel enclosed bath with shower over, low level W.C. and vanity wash hand basin.

### Externally

To the front of the property there is off street parking for the property along with a separate shared visitor space. Gated access leads to the side of the property to the hard landscaped rear garden which is separated into various zones, the first of which commences with a block paved area immediately to the rear of the property, which give way to stone chipping's at the rear. An elevated terrace area, is located in the centre of the garden, with porcelain style paving, whilst the whole of the garden is enclosed by wood panel fences.

### Location

Situated in the highly regarded Great Notley Garden Village area of Braintree with excellent local amenities including a supermarket, primary schools and attractive open countryside nearby. The village is centred around a six-acre green and is adjacent to the expansive Great Notley Country Park, offering lakes, walking trails and family-friendly outdoor space.

The area is has regular services to and from Braintree station and has easy access to the A120, providing links towards Chelmsford, Stansted Airport and London.

### Entrance Hall

6'3" x 6'3" (1.91m x 1.91m)

### Kitchen

9'8" x 6'7" (2.95m x 2.01m)

### Lounge/Diner

14'7" x 13'2" (4.45m x 4.01m)

### Bedroom One

11'4" x 13'2" (3.45m x 4.01m)

### Bedroom Two

13' x 6'7" (3.96m x 2.01m)

### Bathroom

6'3" x 6'3" (1.91m x 1.91m)

### Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure - Freehold

EPC - D

Mains Electric  
Gas Fired Central Heating  
Mains Water  
Mains Sewerage

\*Ultrafast broadband available in the area via Openreach with speeds up to 1000mbps

\*Best Mobile coverage for the area is available from EE. (Details obtained from Ofcom - March 2026).

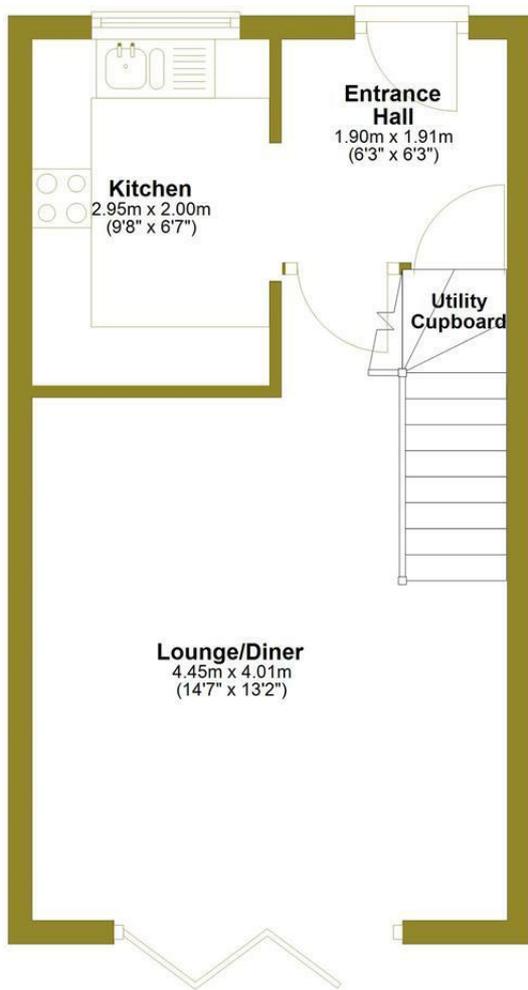
\*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area March 2026).

Construction Type - We understand the property to be of a traditional brick and block construction. The property does not have step free access from the street to inside the property.



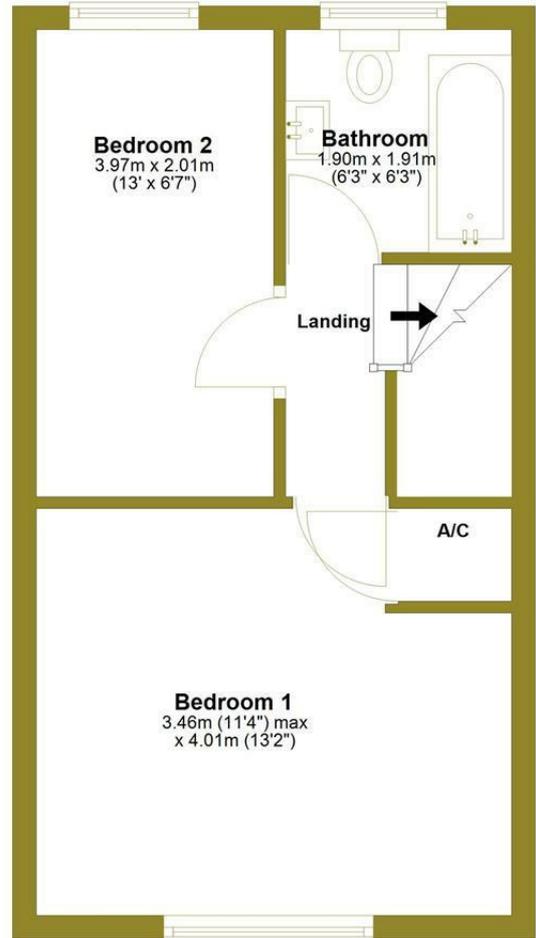
## Ground Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



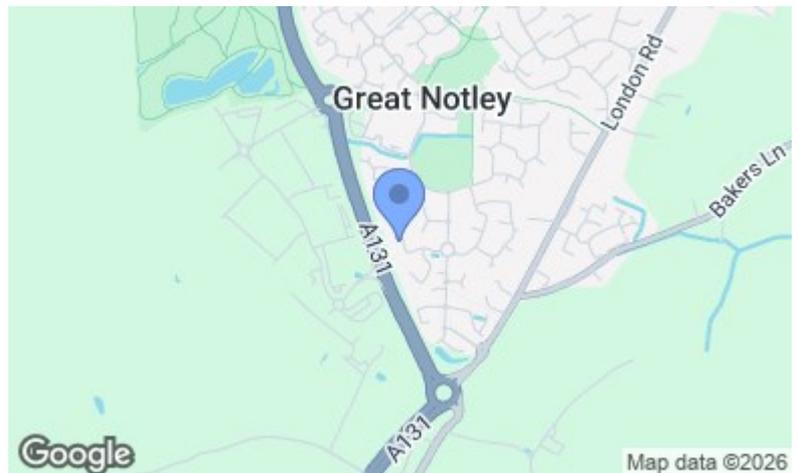
## First Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.