



23 MARY RUCK WAY, BRAINTREE CM77

GUIDE PRICE £450,000

5 Bedrooms | 2 Bathrooms | 2 Receptions

**** BEAUTIFULLY FINISHED **** Situated within the sought after village of BLACK NOTLEY, this superbly appointed family home benefits from EXTENDED living space, with FIVE bedrooms, and TWO RECEPTION ROOMS, along with a good size KITCHEN/DINER, giving great living space for all the family to enjoy. The Master Bedroom comes with a beautifully finished EN-SUITE, whilst the ground floor CLOAKROOM gives convenience for all. Externally the property comes with an established rear garden with an array of quiet seating areas, whilst giving rear gated access to the single GARAGE and driveway. Early viewing is simply a must in order to appreciate the excellent space and superb finish on offer.



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs rising to first floor, radiator, doors to:

Cloakroom

WC, wall mounted hand wash basin, storage cupboard

Living Room 19'9" x 9'11" (6.02 x 3.04)

Laminate flooring, double glazed window to front aspect, french doors to rear garden, feature fireplace, radiator

Dining Room 11'5" x 10'6" (3.48 x 3.22)

Laminate flooring, radiator, double glazed window to front aspect, presently used as a Study but with potential also as a Playroom.

Kitchen/Breakfast Room 20'0" x 9'6" (6.12 x 2.90)

Tiled flooring, double glazed window and french doors to rear aspect, velux window, high gloss kitchen suite with wall and base level units, integrated appliances including double oven, microwave, fridge-freezer, dishwasher, four ring induction hob and extractor, space for washing machine, one and a half sink with mixer tap.

FIRST FLOOR

Landing

Carpet flooring, stairs to second floor, doors to:

Master Bedroom 14'11" x 10'2" (4.55 x 3.11)

Double glazed window to front aspect, laminate flooring, fitted wardrobes, radiator, door to:

En-Suite

Obscure window to rear aspect, walk in double shower enclosure, WC, wall mounted hand wash basin, chrome heated towel radiator

Bedroom Two 9'4" x 9'8" (2.87 x 2.97)

Double glazed window to rear aspect, radiator, carpet flooring, opening to:

Dressing Room/Bedroom Three 9'8" x 9'4" (2.97 x 2.87)

Double glazed window to front aspect, radiator, carpet flooring

SECOND FLOOR

Landing

Carpet flooring, large walk in storage cupboard with capped services to potentially create a shower room, doors to

Bedroom Four 12'0" x 9'4" (3.66 x 2.87)

Velux windows to front and rear aspect, eaves storage, laminate flooring, radiator

Bedroom Five 11'11" x 10'0" (3.65 x 3.06)

Velux windows to front and rear aspect, eaves storage, radiator, laminate flooring

EXTERIOR

Rear Garden

Paved patio area, opening to garden laid to lawn with established borders, further seating area, range of outdoor electrical sockets, outside tap, gate to rear leading to Garage and Driveway

Garage & Driveway

Single Garage with up and over door to front, boarded eaves storage with loft ladder, driveway parking immediately in front.

Area Map

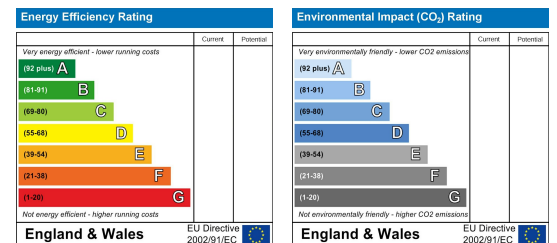


Floor Plans



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Energy Efficiency Graph



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