



## 135A WITHAM ROAD, BLACK NOTLEY CM77

GUIDE PRICE £450,000

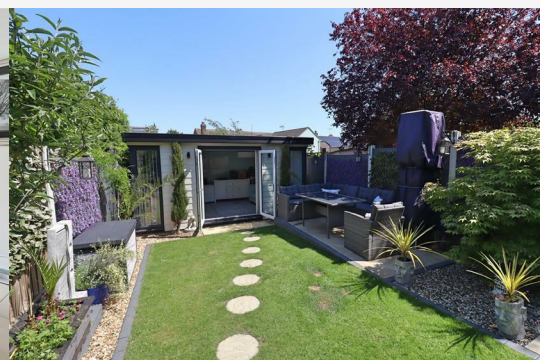
### 3 Bedrooms | 2 Bathrooms | 2 Receptions

Welcome to this charming property located on Witham Road in the sought-after village of Black Notley. This delightful semi-detached house boasts a spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms and two modern bathrooms, there is plenty of room for everyone in the household.

Built in 2012, this property offers a contemporary feel while maintaining a sense of warmth and comfort. The master bedroom features an ensuite bathroom, providing a touch of luxury and convenience. The high spec garden room is a standout feature, offering a versatile space that can be used as a home office, gym, or a tranquil retreat to enjoy the beautiful landscaped garden.

The landscaped garden is a true gem of this property, providing a peaceful outdoor sanctuary where you can unwind and enjoy the beauty of nature. The village location adds to the appeal of this home, offering a sense of community and a peaceful atmosphere away from the hustle and bustle of the city.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property is sure to capture the hearts of those looking for a comfortable and stylish living space in Black Notley.



Entrance Hall

Tiled flooring with underfloor heating, stairs rising to first floor, under stairs storage cupboard, doors to;

Cloakroom

Tiled flooring with underfloor heating, hand wash basin inset to vanity unit, WC.

Kitchen/Breakfast Room 15’3 x 13’11 (4.65m x 4.24m)

Tiled flooring with underfloor heating, matching high gloss wall & base units, inset sink with central mixer tap, integral oven & hob with extractor over, integral washing machine & dishwasher, two double glazed windows to front.

Living Room 20’ x 15’1 (6.10m x 4.60m)

Tiled flooring with underfloor heating, french doors to rear.

First Floor

Landing

Carpet flooring, doors to;

Bedroom One 16’9” x 14’11” > 8’4 (5.11m x 4.55m > 2.54m)

EnCore rigid lock laminate flooring, radiator, double glazed window to rear, fitted wardrobes, door to;

Ensuite

Tiled flooring, shower enclosure, pedestal hand wash basin, WC, heated towel rail, obscure double glazed window to side.

Bedroom Two 14’4 x 7’8 (4.37m x 2.34m)

EnCore rigid lock laminate flooring, radiator, double glazed window to front, fitted wardrobes.

Bedroom Three 14’7 x 7’ (4.45m x 2.13m)

EnCore rigid lock laminate flooring, radiator, double glazed window to front.

Bathroom

Tiled flooring, bath with shower over, pedestal hand wash basin, WC, heated towel rail, obscure double glazed window to side.

Exterior

Front Of Property

Private shared driveway which leads to two parking spaces, side access to rear.

Rear Garden

Fully enclosed pristine landscaped garden, commencing with paved patio area with step path leading down the garden, mature planting with a wide range of shrubs & flowers, further patio area to rear. Eurocell garden room with power, air conditioning and heating, hi speed wifi and EnCore rigid lock flooring.

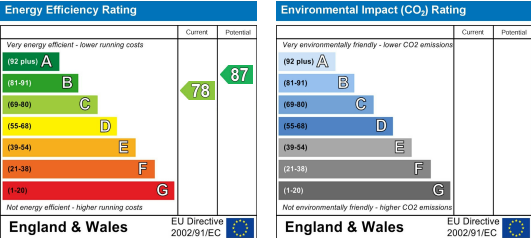
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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