



## Blackmore Road

Brentwood, CM15 0BJ

Situated in the village of Kelvedon Hatch is this much improved and extended semi detached home, offered for sale with no onward chain. The accommodation includes, entrance hall, lounge, open plan living/kitchen/dining room, utility room, ground floor shower room, play room/bedroom four, three further double bedrooms and four piece bathroom, externally there is a rear garden with detached outbuilding and driveway.

Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.

**£700,000 - Freehold - Council Tax: E**

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## Entrance Hall

Entrance door, two double glazed windows to side, partially vaulted ceiling, porcelain tiled floor, radiator, under stairs cupboard, spot lights, stairs to first floor.

## Lounge

16'11 x 13' (5.16m x 3.96m)  
Double glazed window to front, carpet, radiator, spot lights.

## Open Plan Living/Kitchen/Dining Area

22'6 x 16'2 (6.86m x 4.93m)  
Double glazed bi-fold doors with fitted blinds to rear, double glazed window to rear, two double glazed sky lights, porcelain tiled flooring, spot lights, two radiators, range of fitted kitchen units with granite worktops and splash backs, inset 1 1/2 bowl sink, induction hob with extractor over, integrated fridge freezer, dishwasher, oven, combination microwave, wine cooler, breakfast bar, plinth lighting.

## Utility Room

10'4 x 7' (3.15m x 2.13m)  
Double glazed window to rear, double glazed door to side, porcelain tiled flooring, spot lights, extractor, range of fitted units, stainless steel single drainer sink, plumbing for washing machine, space for tumble dryer, boiler.

## Ground Floor Shower Room

Spot lights, extractor, vanity wash hand basin, WC, walk in shower, porcelain tiled flooring and walls, under floor heating, heated towel rail.

## Play Room/Bedroom Four

13' x 9'6 (3.96m x 2.90m)  
Double glazed window to front, spot lights, carpet, radiator.

## Landing

Frosted double glazed window to side, carpet, spot lights.

## Bedroom One

16'5 x 9'8 (5.00m x 2.95m)  
Double glazed window to front, carpet, spot lights, radiator.

## Bedroom Two

11'6 x 9'3 (3.51m x 2.82m)  
Double glazed window to rear, spot lights, carpet, radiator, fitted wardrobes.

## Bedroom Three

11'9 x 9'7 (3.58m x 2.92m)  
Double glazed window to rear, spot lights, carpet, radiator, fitted wardrobes.

## Bathroom

9'11 x 9'7 (3.02m x 2.92m)  
Frosted double glazed window to front, spot lights, porcelain tiled floor and walls, vanity wash hand basin, WC, bath, circular glass shower enclosure, heated towel rail, under floor heating.

## Garden

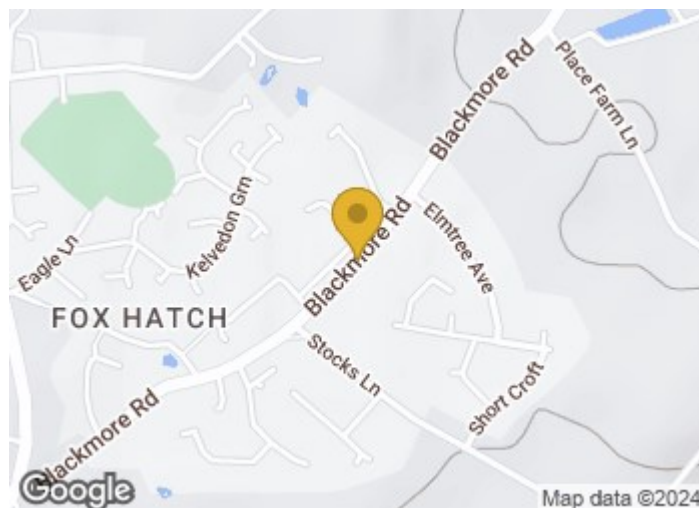
approx 35' x 30' (approx 10.67m x 9.14m)  
Gated side access, patio area, lawn, outside lighting, outside power points, outside hot and cold tap.

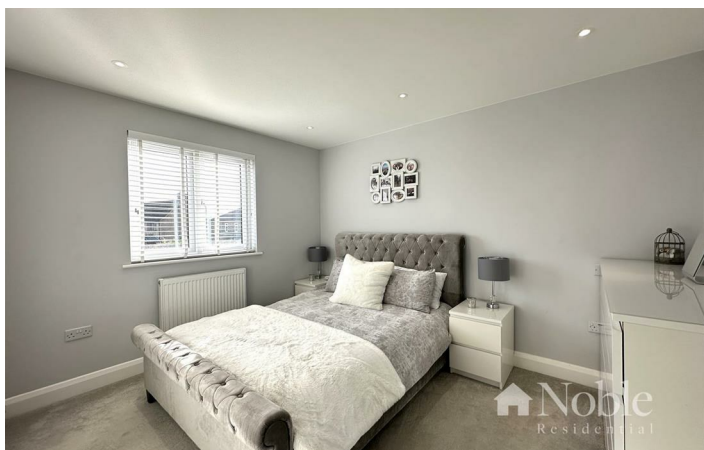
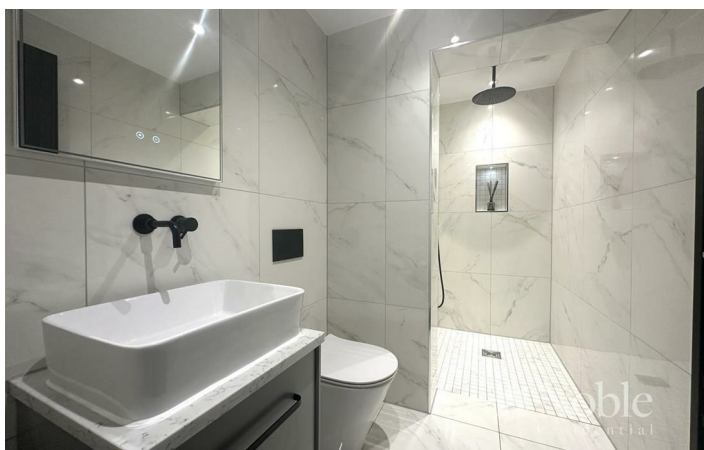
## Outbuilding

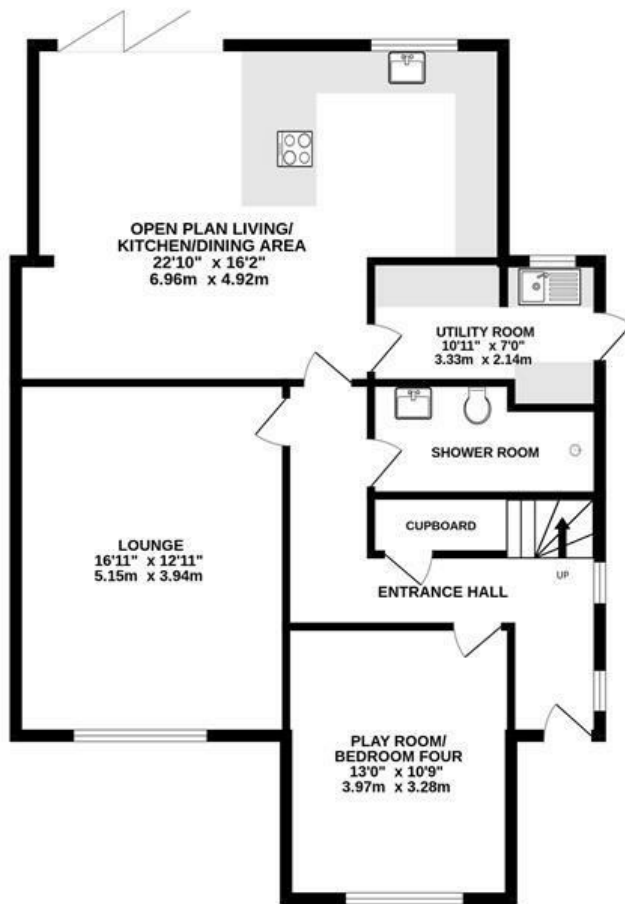
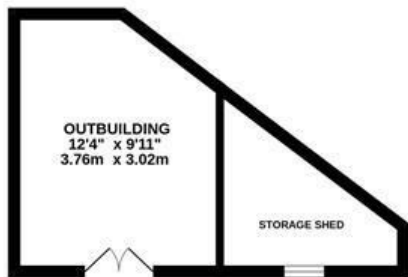
12'4 x 9'11 (3.76m x 3.02m)  
Double glazed French doors, insulated and plastered, spot lights, power, laminate flooring, electric heater. Additional storage shed area 8'9 x 8'7 at max, built in storage shelves, frosted double glazed window, spot lights and power.

## Driveway

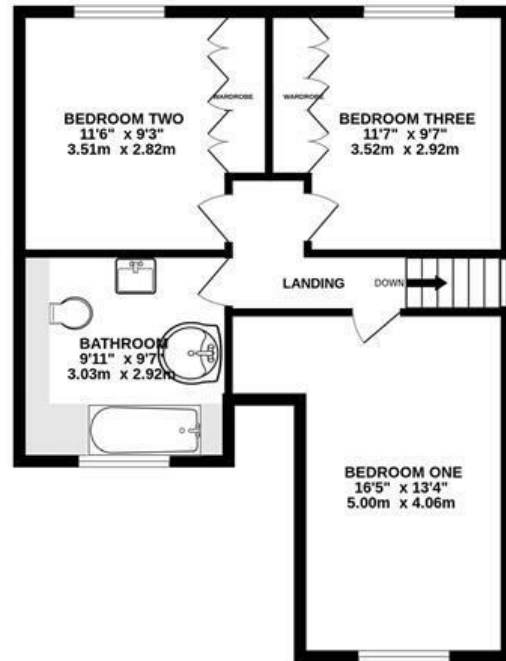
Driveway to front for four/five cars, outside power point and lighting.







**GROUND FLOOR**  
1109 sq.ft. (103.0 sq.m.) approx.



**1ST FLOOR**  
583 sq.ft. (54.2 sq.m.) approx.

**TOTAL FLOOR AREA : 1692 sq.ft. (157.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: E  
Tenure: Freehold

