



## Cohen Close, Black Notley, Braintree

Offers Over £400,000



- A beautifully presented and fantastic size three bedroom detached family home
- Lovely size lounge/diner
- Stunning kitchen with integrated appliances
- Good size utility room with under floor heating
- Inviting entrance hallway with underfloor heating
- Ground floor wc
- Three good size bedrooms
- Modern family bathroom and modern en-suite shower room
- Wonderful rear garden with artificial grass and summerhouse/games room
- Driveway parking



**GUIDE PRICE £400,000 - £425,000. Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastic size three bedroom detached house located in a sought after area within Black Notley. Accommodation boasts an inviting entrance hallway with underfloor heating, lovely size lounge/diner, stunning kitchen with integrated appliances and a utility room with underfloor heating. The first floor holds three good size bedrooms with a modern en-suite shower room to the master and a modern family bathroom. Externally the property has a nice size rear garden with artificial grass, summerhouse/games room and driveway parking. This property is ideally located with Black Notley train station approximately 0.7 miles away.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Highly polished tiled flooring with under floor heating fitted. Smooth to coved ceiling with ample spotlighting.

Access is given to ground floor cloakroom/wc. Storage cupboards.

Utility room is located to the front of the property. Offering wall and base mounted units. Wooden style worksurfaces housing sink drainer with swan neck mixer tap. Double glazed window. Continuation of tiled flooring with under floor heating. Space for appliances.

Kitchen 15'5 x 7'8 range of high gloss wall and base mounted units with matching storage drawers and built in wine rack. Complimentary worksurfaces with matching upstands housing sink drainer with swan neck mixer tap. Twin electric ovens, stainless steel extractor hood, space for fridge/freezer.

Continuation of tiled flooring and underfloor heating. Velux double glazed windows. Double glazed window overlooking rear aspect.

Lounge/diner 23'4 x 15'1max. Dual aspect double glazed windows. French double glazed doors to garden. Wooden style flooring. Smooth to coved ceiling.

First floor landing is home to three well proportioned bedrooms, en-suite shower room and family bathroom.

Main bedroom 11'10 x 9'1 dual aspect double glazed windows. Built in wardrobes.

En-suite comprises shower, vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Bedroom two 11'10 x 9'5 enjoys views over rear garden. Double glazed window. Built in wardrobe.

Bedroom three 7'0 x 6'10 double glazed window to front.

Bathroom comprises panel bath, wash hand basin and low level wc. Tiling to splash back areas.

Externally the property has a good size rear garden commencing with seating areas and shaped artificial lawn.

Summerhouse/games room 19'11 x 13'7 twin French double glazed doors. Built in bar with seating. Wooden style flooring. Smooth to coved ceiling with spotlighting.

Driveway parking.

Council tax Band: D

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



Ground Floor





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