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£650,000

Crab Apple Drive, Black Notley, Braintree

A rare opportunity to acquire this presented four-bedroom double bay fronted detached home, set within an exclusive development in the sought-after village of Black Notley. Built in 2018, this residence combines contemporary design, generous living spaces, and an enviable location, perfectly suited for modern family life.

From the moment you step into the welcoming entrance hall, the sense of space and quality is immediately apparent. To the right, the heart of the home is revealed in the stunning open-plan kitchen and dining room, complete with a central island, integrated appliances, and a separate utility room. Bathed in natural light, French doors open onto the rear garden, creating the perfect

flow for both family living and entertaining. A dedicated study provides a peaceful home office, while the elegant dual-aspect living room offers a versatile retreat, again with doors opening directly onto the garden.

The first floor continues to impress, with four generously sized double bedrooms. The principal suite is a true sanctuary, featuring built-in wardrobes and an ensuite shower room. The remaining bedrooms share a stylish family bathroom with both bath and shower, offering comfort and convenience for the whole household.

Externally, the property enjoys a private rear garden mainly laid to lawn, with

a personnel door giving access to the double garage, complete with twin up-and-over doors. To the front, a spacious driveway provides parking for multiple vehicles, enhancing the home's practical appeal.

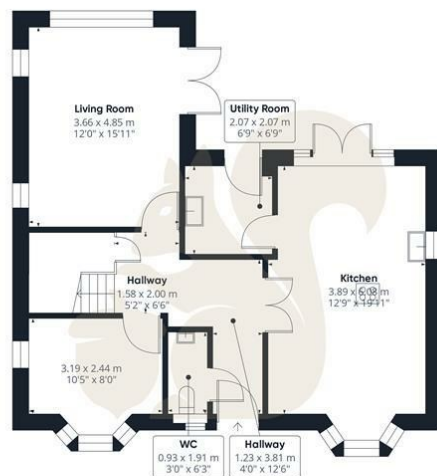
Perfectly positioned, Black Notley offers the charm of village living with excellent connectivity. The village itself provides a welcoming community, local amenities, and access to beautiful countryside walks, while nearby Braintree offers a wealth of shopping, dining, and leisure options. For commuters, 9 miles from Beaulieu Park Station, Cressing Station offers direct links to London Liverpool Street, and the A120 provides fast connections to Chelmsford,



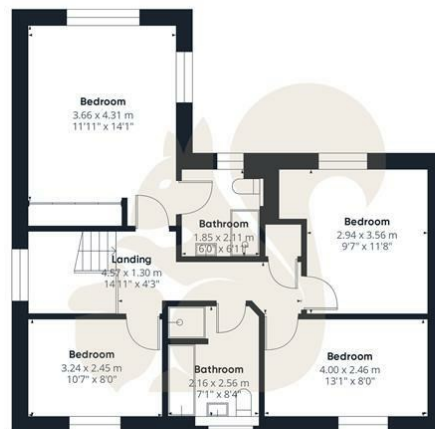








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

180.1 m²1939 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	85	93
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford
01245 800181
chelmsford@oakheart.co.uk
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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