

**oakheart**



£600,000

Offers In Excess Of  
Crab Apple Drive, Black Notley

Guide Price of £600,000 to £650,000.

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 a 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.

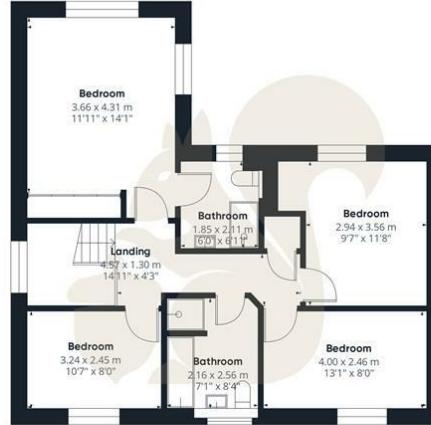
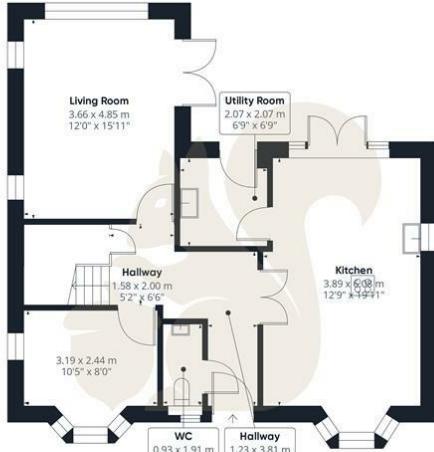
Perfectly positioned, Black Notley offers the charm of village living with excellent connectivity. The village itself provides a welcoming community, local amenities, and access to beautiful countryside walks, while nearby Braintree offers a wealth of shopping, dining, and leisure options. For commuters,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











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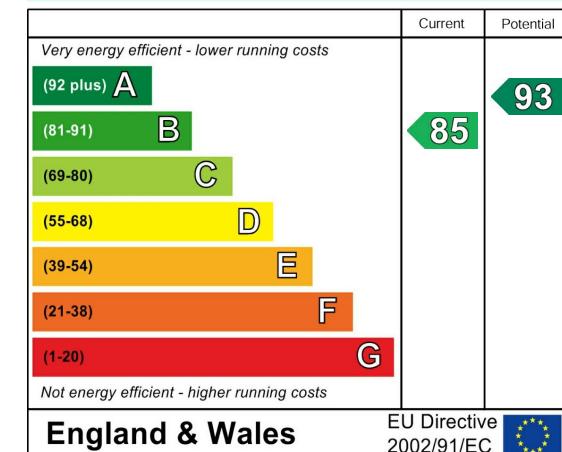
Local Authority:

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

Approximate total area<sup>(1)</sup>  
180.1 m<sup>2</sup>  
1939 ft<sup>2</sup>



(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.

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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.

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