



## Gainsborough Road

Black Notley, Braintree, CM77 8DU

Freehold  
Tax Band: G

**Guide Price £625,000**



**\*NO ONWARD CHAIN\***Boasting a 26' DUAL ASPECT lounge, BAY-FRONTED dining room plus sizeable UNOVERLOOKED rear garden & detached DOUBLE GARAGE with driveway for 4-5 vehicles is this impressive five DOUBLE bedroom three-storey property. Offering TWO EN-SUITES plus DRESSING ROOM to master bedroom, a spacious kitchen/breakfast room plus UTILITY room & d/stairs cloakroom and ideally positioned in a MEWS LOCATION within the sought after village of Black Notley. Just 1 mile to Crossing Station (with links to London Liverpool Street) and within easy access of all local amenities & popular schools - Viewings highly advised!!



# Gainsborough Road, Black Notley, Braintree, CM77 8DU

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Two double glazed Sash windows to front aspect, part-glazed entry door, stairs to first floor, under stairs storage cupboard, radiator, wooden flooring and smooth coved ceiling.

### CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring and smooth ceiling.

### LOUNGE:

26'06 x 11'11 (8.08m x 3.63m)

Double glazed Sash window to front aspect, central log burner with hearth and surround, two radiators, carpeted flooring and smooth coved ceiling. French doors onto rear garden.

### DINING ROOM:

13'08 x 11'07 (4.17m x 3.53m)

Double glazed bay window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

### KITCHEN / BREAKFAST ROOM:

12'04 x 11'07 (3.76m x 3.53m)

Double glazed Sash window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating single bowl sink with central mixer tap, built-in double oven, microwave oven and warming drawer, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, floating island, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### UTILITY ROOM:

A series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed Sash window to front aspect, stairs to second floor, airing cupboard, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

13'08 x 12'01 (4.17m x 3.68m)

Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth ceiling.

### DRESSING ROOM:

Double glazed Sash window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed Sash window to rear aspect, fully tiled double shower with glass enclosure, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, built-in storage cupboard, laminate flooring and smooth ceiling.

### BEDROOM FOUR:

13'05 x 11'08 (4.09m x 3.56m)

Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM FIVE:

9'06 x 9'05 (2.90m x 2.87m)

Double glazed Sash window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### FAMILY BATHROOM:

Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Velux window to rear aspect, loft access, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

15'00 x 11'09 (4.57m x 3.58m)

Double glazed Sash windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed Sash window to rear aspect, single shower unit, fully tiled, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

### BEDROOM THREE:

14'03 x 12'01 (4.34m x 3.68m)

Double glazed Sash windows to side and rear aspects, radiator, carpeted flooring and smooth ceiling.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area across immediate rear and side with pathway to gated side access, remainder mainly laid to lawn with mature shrub borders, paved area to side aspect with timber built wood store, access door to garage.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

## AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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