



## Bedells Avenue

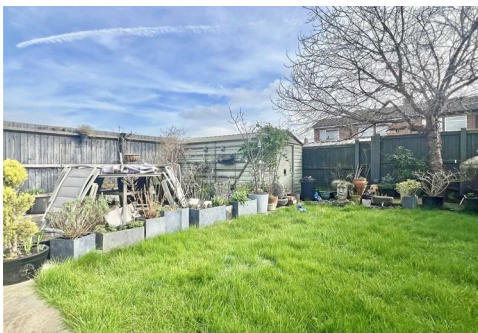
Freehold  
Tax Band: C

Black Notley, Braintree, CM77 8LZ

**Guide Price £385,000**



Boasting NO ONWARD CHAIN and benefiting from a private SOUTH-FACING rear garden, impressive 19' CONSERVATORY/family room plus RECENTLY REFITTED kitchen is this EXTENDED four bedroom SEMI-DETACHED property. Offering a spacious lounge, d/stairs cloakroom and driveway parking for 2-3 vehicles - Ideally located in the popular village of Black Notley, just a short walk to village amenities, 10mins to Crossing Station (links to London Liverpool Street) and easy access to Braintree town Centre/Station, A120/M11 & Chelmsford.





# Bedells Avenue, Black Notley, Braintree, CM77 8LZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door with double glazed windows to each side, stairs to first floor, under stairs storage cupboard, radiator, engineered oak flooring and smooth ceiling with sunken spotlights.

### CLOAKROOM:

Opaque double glazed window to side aspect, large additional under stairs storage cupboard, low level WC, pedestal wash hand basin, fully tiled, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### LOUNGE:

13'3 x 12'10 (4.04m x 3.91m)

Double glazed window to front aspect, cast iron feature fireplace, radiator, engineered oak flooring and smooth coved ceiling with sunken spotlights.

### KITCHEN:

13'1 x 8'7 (3.99m x 2.62m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens, induction hob with extractor over, space for American fridge/freezer and washing machine, integrated dishwasher, tiled flooring and smooth ceiling with sunken spotlights.

### CONSERVATORY:

19'9 x 17'9 (6.02m x 5.41m)

Part UPVC and part brick construction with vaulted glass roof, radiator, tiled flooring and French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Skylight, loft access, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'4 x 11'2 (3.45m x 3.40m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

12'2 x 6'6 (3.71m x 1.98m)

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

### BEDROOM THREE:

10'3 x 7'5 (3.12m x 2.26m)

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

### BEDROOM FOUR:

9'9 x 7'7 (2.97m x 2.31m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and dual shower over, inset WC, inset wash hand basin with tiled splash backs, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Enclosed rear garden comprising patio area to immediate rear with remainder mainly laid to lawn, mature tree and shrub borders, storage shed.

#### DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles with remainder of frontage laid to lawn. Potential to block pave the remaining frontage to create additional driveway parking if required.

#### AGENTS NOTES:

Council Tax Band: C

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

