



## Crab Apple Drive

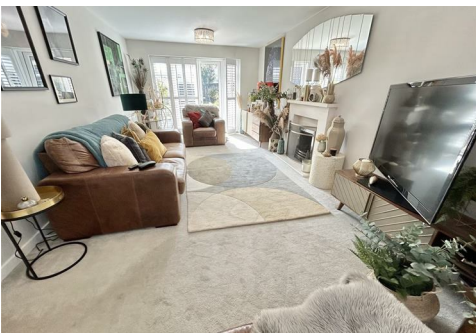
Black Notley, CM77 8FW

**Guide Price £575,000**

Freehold  
Tax Band: E



Boasting an IMPRESSIVE 27' KITCHEN / DINER / FAMILY ROOM and FOUR GOOD-SIZED BEDROOMS with an EN SUITE to the master is this IMMACULATE, modern detached family home. Further offering an entrance hall & cloakroom, 21' BAY-FRONTED LOUNGE, utility room, modern bathroom, landscaped front garden area, DOUBLE DETACHED GARAGE & DRIVEWAY FOR 6 CARS (with ev point) and a private enclosed rear garden. Ideally located on the outer edge of Great Notley (officially Black Notley) overlooking a pleasant greensward and within easy access to local schools, amenities, Braintree's train station and the A120. Contact Hamilton Piers to view!



# Crab Apple Drive, Black Notley, CM77 8FW

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Entrance door to front, stairs to first floor, Amtico flooring, under-stairs cupboard, radiator, doors to;

### CLOAKROOM/WC:

Modern suite with low level wc and wall mounted basin, obscure double glazed window to front, radiator, Amtico flooring.

### LOUNGE: (21'2" into bay x 11'2")

Double glazed bay window to front with fitted shutters, double glazed french doors to rear with fitted shutters, feature fireplace with coal effect modern fire inset, two radiators.

### KITCHEN / DINER / FAMILY ROOM: (27'4" x 11'4" max)

An impressive triple-aspect open plan area with fitted kitchen and dining/family area.

### KITCHEN AREA:

Double glazed window to front with fitted shutters, modern fitted kitchen with a range of matching wall and base units, square edge worktops, built in double oven, dishwasher and fridge freezer, Amtico flooring.

### DINING / FAMILY AREA:

Double glazed window two side with fitted shutters, double glazed french doors onto patio, space for dining table and possibly a sofa, continuation of Amtico flooring, radiator, door to;

### UTILITY ROOM:

Double glazed door to rear, worktop with sink inset, space for washing machine, Amtico flooring.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Airing cupboard, loft access, radiator, doors to;

### BEDROOM ONE: (11'4" x 10'9")

Double glazed window to front, built in sliding wardrobe,

radiator, door to;

### EN SUITE:

Obscure double glazed window to rear, shower cubicle, wall mounted hand basin, low level wc, part tiled walls.

### BEDROOM TWO: (16'4" max x 9'8" max)

Double glazed window to side and rear, radiator.

### BEDROOM THREE: (9'11" x 7'10")

Double glazed window to front, radiator.

### BEDROOM FOUR: (8'5" x 7'9")

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double window to front, modern four piece suite with both shower cubicle and bath, low level wc, wall mounted basin, part tiled walls, chrome towel radiator, Amtico flooring.

## EXTERIOR:-

### FRONTAGE, DRIVEWAY & DOUBLE GARAGE:

Recently landscaped lawned front garden with feature stone pathway, private driveway to side for 6 cars and with electric charging point, double detached garage with two up and over doors, gate to garden.

### REAR GARDEN:

Block paved patio area, mainly laid to lawn, door to garage and gated side access.

## AGENTS NOTES:-

As this estate benefits from maintained green areas there is a small annual service charge for residents of £380 approx. Contact Hamilton Piers fo Great Notley to view.



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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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