



London Road

Freehold
Tax Band: F

Black Notley, Braintree, CM77 8PT

Offers In Excess Of £700,000



Boasting a sizeable 0.2 ACRE PLOT with 90' UNOVERLOOKED rear garden plus FOUR reception rooms inc. 21' DUAL ASPECT lounge, STUDY, dining room and play room is this EXTENDED four DOUBLE bedroom detached property. Benefiting from an impressive 22' vaulted kitchen/breakfast room plus UTILITY room, an integral garage plus driveway for multiple vehicles, d/stairs cloakroom and DRESSING ROOM adjacent to master bedroom. Offering a generous frontage and ideally positioned off the popular London Road with easy access to all local shops/amenities & popular local schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed windows to front aspect, stairs to first floor, under stairs storage cupboards, Parquet flooring and smooth covered ceiling.

CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash backs, radiator, extractor fan, laminate flooring and smooth covered ceiling.

STUDY:

9'11 x 7'03 (3.02m x 2.21m)

Double glazed window to front aspect, radiator, Parquet flooring and smooth covered ceiling.

LOUNGE:

21'06 x 12'11 (6.55m x 3.94m)

Double glazed window to front aspect, central inset multi fuel burner with slate hearth, two radiators, laminate flooring and smooth ceiling. Opening to dining room.

DINING ROOM:

11'04 x 10'10 (3.45m x 3.30m)

Double glazed window to side aspect, radiator, laminate flooring and smooth ceiling. Double doors onto rear garden.

KITCHEN / BREAKFAST ROOM:

22'01 x 14'10 (6.73m x 4.52m)

Three double glazed windows to rear aspect, a double glazed window to side aspect and vaulted glass skylight, a series of matching base and wall units, edged work surfaces in Granite incorporating double ceramic sink with central mixer tap and drainer, Stoves double oven with induction hob and extractor hood over, space for fridge/freezer and dishwasher, floating island comprising a series of storage drawers/units, two radiators, built-in double storage cupboard, laminate flooring and smooth covered ceiling with sunken spotlights to main kitchen area.

UTILITY ROOM:

10'06 x 7'08 (3.20m x 2.34m)

Double glazed window to rear aspect, base units with space for washing machine and tumble dryer, single ceramic sink with central mixer tap, built-in storage cupboard, radiator, tiled flooring and smooth ceiling. Door to garage.

PLAY ROOM / BOOT ROOM:

10'08 x 5'08 (3.25m x 1.73m)

Radiator, tiled flooring, smooth covered ceiling. Door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, radiator, carpeted flooring and smooth covered ceiling.

MASTER BEDROOM:

15'07 x 10'06 (4.75m x 3.20m)

Double glazed window to rear aspect, substantial walk-in wardrobes, radiator, carpeted flooring and smooth covered ceiling. Part-glazed door to side aspect. Opening to dressing room.

DRESSING ROOM:

9'00 x 7'04 (2.74m x 2.24m)

Double glazed window to rear aspect, built-in airing cupboard, vanity wash hand basin with central mixer tap with tiled splash backs, radiator, carpeted flooring and smooth covered ceiling.

BEDROOM TWO:

13'00 x 10'10 (3.96m x 3.30m)

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

BEDROOM THREE:

10'11 x 10'05 (3.33m x 3.18m)

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

BEDROOM FOUR:

10'06 x 9'05 (3.20m x 2.87m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring and smooth covered ceiling.

EXTERIOR:

REAR GARDEN:

90' unoverlooked rear garden, enclosed by fencing and comprising patio area across property rear bordering shingled area with remainder mainly laid to lawn, a series of mature shrubs and trees to borders, two storage sheds, gated side access.

GARAGE, DRIVEWAY & PARKING:

Integral garage fitted with power, lighting and up & over door. Driveway parking for multiple vehicles.

AGENTS NOTES:

Council Tax Band: F

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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