



Crab Apple Drive

Freehold
Tax Band: D

Black Notley, Braintree, CM77 8FW

Offers In Excess Of £415,000



Boasting a private, GENEROUSLY SIZED & landscaped rear garden, spacious 17' lounge and modern kitchen/diner is this very well-presented & RECENTLY REDECORATED three DOUBLE bedroom semi-detached property. Benefiting from an EN-SUITE to master plus family bathroom & d/stairs cloakroom, a GARAGE with driveway parking for two vehicles and offering the POTENTIAL TO EXTEND (STPP). STILL UNDER WARRANTY and ideally located on a newly established development - A short walk to nearby shops/amenities & popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed main entry door, stairs to first floor, radiator, Amtico flooring and smooth ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, inset wash hand basin with tiled splash backs, radiator, Amtico flooring and smooth ceiling.

KITCHEN / DINER:

14'01 x 10'02 (4.29m x 3.10m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, Amtico flooring and smooth ceiling.

LOUNGE:

17'07 x 13'01 (5.36m x 3.99m)

Under stairs storage cupboard, two radiators, carpeted flooring and smooth ceiling. Double glazed French doors to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard (housing boiler), carpeted flooring and smooth ceiling.

MASTER BEDROOM:

10'02 x 9'11 plus wardrobe recess (3.10m x 3.02m plus wardrobe recess)

Double glazed window to rear aspect, a series of built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Fully tiled double shower unit, low level WC, inset wash

hand basin, shaver point, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

10'02 x 9'10 (3.10m x 3.00m)

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

BEDROOM THREE:

9'10 x 7'08 (3.00m x 2.34m)

Double glazed window to rear aspect, fitted desk and shelving units (currently used as an office), radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

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

EXTERIOR:

REAR GARDEN:

Landscaped and generously sized rear garden comprising patio area across rear and side with remainder mainly laid to artificial lawn, shrub borders, gated side access and access to garage.

GARAGE, DRIVEWAY & PARKING:

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

AGENTS NOTES:

Annual Service Charge: TBC*

Council Tax Band: D

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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