



Crab Apple Drive

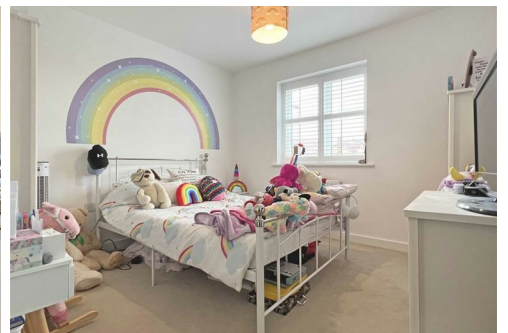
Freehold
Tax Band: E

Black Notley, Braintree, CM77 8FW

Offers In Excess Of £475,000



Benefiting from an UNOVERLOOKED rear garden (with POTENTIAL TO EXTEND STPP), a modern 17' kitchen/diner, spacious 17' lounge and LARGE (converted) GARAGE plus driveway parking for three cars is this RECENTLY BUILT four bedroom detached property. Offering an EN-SUITE to master, d/stairs cloakroom, STILL UNDER WARRANTY and located within a MEWS POSITION off London Road in a recently established development. Just walking distance to all local shops/amenities and popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed window to side aspect fitted with wooden shutters, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth ceiling.

CLOAKROOM:

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

KITCHEN / DINER:

17'08 x 9'45 (5.38m x 2.74m)

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

LOUNGE:

17'14 x 14'28 (5.18m x 4.27m)

Double glazed window to rear aspect fitted with wooden shutters, two radiators, carpeted flooring and smooth ceiling. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, additional storage cupboard/wardrobe space, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

10'27 x 9'18 plus large recess (3.05m x 2.74m plus large recess)

Double glazed window to rear aspect fitted with wooden shutters, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to side aspect fitted with wooden shutters, fully tiled and enclosed double shower unit, inset WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM TWO:

10'47 x 10'28 (3.05m x 3.05m)

Double glazed window to front aspect fitted with wooden shutters, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

9'71 x 6'55 (2.74m x 1.83m)

Double glazed window to front aspect fitted with wooden shutters, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

9'35 x 6'56 (2.74m x 1.83m)

Double glazed window to rear aspect fitted with wooden shutters, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

Panelled bath with central mixer tap with shower over, inset WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising patio area extending across property rear, remainder mainly laid to lawn with storage shed and gated side access.

GARAGE, DRIVEWAY & PARKING:

Large one and a half length garage which has been converted (currently used as a gym) but can easily be re-instated, fitted with power, lighting, loft space and electric roller door. Driveway parking for three vehicles.

AGENTS NOTES:

Please Note: A service charge of approx £192 per 6 months is payable for maintenance.

Council Tax Band: E

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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