



Mary Ruck Way

Black Notley, Braintree, CM77 8FU

Freehold
Tax Band: G

Offers In Excess Of £650,000



Boasting wonderful REAR COUNTRYSIDE VIEWS, an UNOVERLOOKED & generously sized rear garden plus a GATED DRIVEWAY & DOUBLE GARAGE with a driveway for multiple vehicles is this very well-presented FIVE DOUBLE bedroom detached property. Benefiting from TWO EN-SUITES plus recently refitted family bathroom & d/stairs cloakroom, STUDY, dining room plus stunning kitchen/breakfast room, utility room & TRIPLE ASPECT lounge. A well-appointed and VERSATILE property, ideally located within easy reach of all local village amenities, walking distance to Crossing Station (links to London) & with access to Braintree/Witham Town Centre/Station, A120/M11 & Chelmsford. Internal viewings highly advised!



Mary Ruck Way, Black Notley, Braintree, CM77 8FU

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed composite secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring and smooth coved ceiling.

CLOAKROOM:

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

LOUNGE:

Double glazed bay window to front aspect and double glazed window to rear aspect, central gas fireplace with marble hearth and surround, two radiators, carpeted flooring and smooth coved ceiling. French doors to patio area and garden.

DINING / PLAYROOM:

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

KITCHEN / BREAKFAST ROOM:

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a single ceramic sink with central mixer tap, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, tiled flooring and smooth ceiling with sunken spotlights. French doors to rear aspect.

UTILITY ROOM:

Matching base and wall units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling with sunken spotlights. Part-glazed stable door to side aspect.

STUDY:

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

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to side aspect, loft access, airing cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

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

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled

corner shower unit, panelled bath with central mixer tap, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

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

EN-SUITE:

Fully tiled double shower, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling.

BEDROOM THREE:

Double glazed windows to side and rear aspects, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

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

BEDROOM FIVE:

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

FAMILY BATHROOM:

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

EXTERIOR:

GARDEN:

Private enclosed garden comprising natural stone paving extending around the property perimeters, remainder mainly laid to lawn with landscaped areas, mature shrubs, pergola, shingle pathway to summer house, gated access to adjacent countryside/walking routes, access to double garage and gated access to driveway.

DOUBLE GARAGE & GATED DRIVEWAY:

Gated driveway leading to large front driveway with parking for multiple vehicles. Double garage fitted with power, lighting and up & over doors.

AGENTS NOTES:

Council Tax Band: G

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



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

