



Ludham Hall Lane

Black Notley, Braintree, CM77 8QT

Freehold
Tax Band: D

Guide Price £525,000



Boasting a 120' UNOVERLOOKED sunny rear garden, modern 23' I-shaped kitchen/diner plus large UTILITY room and ample living space inc. 17' lounge & 16' playroom/snug is this IMMACULATELY PRESENTED four DOUBLE bedroom semi-detached property. Benefiting from a sizeable 20' DETACHED OUTBUILDING with plenty of POTENTIAL TO CREATE ANNEX (STP)*, driveway parking for four vehicles and VERSATILE accommodation with wonderful front & rear views. Ideally tucked away on a private road within a short walk to all local shops/amenities & popular schools. Internal viewings highly recommended!



Ludham Hall Lane, Black Notley, Braintree, CM77 8QT

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite secure main entry door, stairs to first floor, radiator, under stairs storage cupboard, wooden flooring and smooth coved ceiling.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash back, extractor fan, tiled flooring and smooth ceiling.

LOUNGE:

17'5 x 9'6 (5.31m x 2.90m)

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

OFFICE / PLAYROOM:

16'5 x 11'2 (5.00m x 3.40m)

Double glazed window to front aspect, central cast iron fireplace with solid oak mantelpiece and tiled hearth, radiator, carpeted flooring and smooth coved ceiling.

KITCHEN / DINER:

23'0 x 15'6 (7.01m x 4.72m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a large ceramic sink with central mixer tap and drainer, Hotpoint oven and grill with induction hob and extractor hood over, space for American fridge/freezer and dishwasher, radiator, wooden flooring and smooth coved ceiling. French doors to rear garden.

UTILITY ROOM:

9'6 x 8'10 (2.90m x 2.69m)

Double glazed window to side aspect, a series of fitted base units, roll top work surfaces incorporating single bowl sink with central mixer tap, space for washing machine, tumble dryer and additional fridge/freezer, boiler (floor mounted), wooden flooring and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

15'1 x 9'6 (4.60m x 2.90m)

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

BEDROOM TWO:

11'6 x 11'2 (3.51m x 3.40m)

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

BEDROOM THREE:

11'6 x 10'10 (3.51m x 3.30m)

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

BEDROOM FOUR:

16'5 x 6'11 (5.00m x 2.11m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:

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

EXTERIOR:

REAR GARDEN:

120' unoverlooked rear garden, wonderfully landscaped to incorporate a variation of mature tree, shrub and flowering borders, patio area with raised decking area, remainder mainly laid to lawn.

OUTBUILDING:

20'00 x 9'00 (6.10m x 2.74m)

Brick built detached outbuilding fitted with power and lighting. Plenty of scope to be extended (subject to planning consent) or converted into annex accommodation.

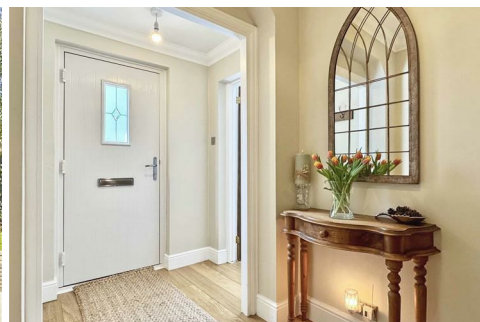
DRIVEWAY & PARKING:

Driveway parking for 4 vehicles.

AGENTS NOTES:

Council Tax Band: D

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

