



Dewlands

Black Notley, Braintree, CM77 8LW

Guide Price £600,000

Freehold
Tax Band:



Boasting an UNOVERLOOKED & recently re-landscaped rear garden, far-reaching COUNTRYSIDE VIEWS to rear aspect plus a stunning 18' VAULTED kitchen/family room, dual aspect lounge & STUDY is this EXTENDED three/four bedroom property. Benefiting from a part-converted garage with GATED DRIVEWAY for 3-4 vehicles, spacious dining/play room with log burner and sizeable, private frontage. Ideally positioned in a tucked away CUL-DE-SAC location within a sought after village, close to Crossing Station (links to London) with easy access to local amenities & Braintree Town Centre/Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Opaque double glazed windows to front aspect, part-glazed secure main entry door, stairs to first floor, built-in storage cupboard, radiator, tiled flooring.

LOUNGE:

15'5 x 12'10 (4.70m x 3.91m)

Double glazed windows to front and side aspects, radiator, carpeted flooring.

DINING ROOM:

12'10 x 12'2 (3.91m x 3.71m)

Double glazed windows to side and rear aspects, central fireplace with log burning stove, radiator, wooden flooring. French doors to rear garden.

STUDY:

10'0 x 8'5 (3.05m x 2.57m)

Double glazed window to front aspect, radiator, carpeted flooring.

KITCHEN / FAMILY ROOM:

18'10 x 17'2 (5.74m x 5.23m)

Vaulted glass skylight, a series of matching base and wall units, edged work surfaces in Granite incorporating a range of built-in appliances including fridge, freezer, two built-in ovens, dishwasher, washing machine, floating island with bowl sink and central mixer tap, and AEG induction hob with self-ventilation system, radiator, tiled flooring. Bi-folding doors across rear aspect.

CLOAKROOM:

Double glazed window to side aspect, low level WC, inset wash hand basin, extractor fan, shaver point, heated towel rail, wooden flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

14'8 x 11'7 (4.47m x 3.53m)

Double glazed windows to front and side aspects, radiator, carpeted flooring.

DRESSING ROOM / BEDROOM FOUR:

8'5 x 8'2 (2.57m x 2.49m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

13'0 x 10'2 (3.96m x 3.10m)

Double glazed windows to front and side aspects, built-in wardrobe, radiator, carpeted flooring.

BEDROOM THREE:

12'8 x 12'0 (3.86m x 3.66m)

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

FAMILY BATHROOM:

Double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, built-in storage cupboard, radiator, wooden flooring.

EXTERIOR:

REAR GARDEN:

Recently re-landscaped rear garden comprising patio reception area, areas of decorative stone with remainder mainly laid to lawn, mature shrub and tree borders with far-reaching countryside views to rear, gated side access.

GARAGE, DRIVEWAY & PARKING:

Part-converted garage and gated driveway parking for 3-4 vehicles.

AGENTS NOTES:

Council Tax Band:

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



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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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