



## Mary Ruck Way

Black Notley, Braintree, CM77 8FU

Freehold  
Tax Band: G

**Guide Price £625,000**



Boasting a generous UNOVERLOOKED rear garden, impressive 27' OPEN PLAN kitchen/dining/family room, UTILITY room and a 22' DUAL ASPECT lounge plus OFFICE/PLAYROOM is this VERSATILE five bedroom detached property. Benefiting from TWO EN-SUITES, family bathroom & d/stairs cloakroom, a detached DOUBLE GARAGE with driveway for multiple vehicles and offering further POTENTIAL TO EXTEND / CONVERT LOFT (STPP). Ideally set on a spacious CORNER PLOT in a sought after village location - Less than 1 mile to Crossing Station (Links to London Liverpool St) with convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Internal viewings are highly recommended!





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

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, under stairs storage cupboard, Amtico flooring and smooth coved ceiling.

### CLOAKROOM:

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

### LOUNGE:

22'0 x 12'8 (6.71m x 3.86m)

Double glazed bay window to front aspect and double glazed window to side aspect, central fireplace with recently installed log burner, two radiators, carpeted flooring and smooth ceiling. Double doors to rear aspect.

### OFFICE / PLAYROOM:

11'5 x 10'9 (3.48m x 3.28m)

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

### KITCHEN / DINING / FAMILY ROOM:

27'0 x 12'5 (8.23m x 3.78m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and half bowl sink with central mixer tap and drainer, water softener, two built-in ovens, induction hob with extractor hood over, space for American fridge/freezer, integrated dishwasher, wine cooler, breakfast bar with seating area, radiator, wood flooring and smooth ceiling with sunken spotlights. Double doors to rear garden.

### UTILITY ROOM:

8'3 x 6'4 (2.51m x 1.93m)

A series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, wood flooring and smooth ceiling with sunken spotlights. Door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access (fitted with ladder and lighting), airing cupboard, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

12'9 x 11'2 (3.89m x 3.40m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling. Opening to dressing area comprising two built-in wardrobes.

### EN-SUITE:

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

### BEDROOM TWO:

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

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

### EN-SUITE:

Fully tiled and enclosed double shower unit, low level WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

### BEDROOM THREE:

14'3 x 9'8 (4.34m x 2.95m)

Double glazed windows to rear and side aspects, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM FOUR:

11'2 x 9'5 (3.40m x 2.87m)

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

### BEDROOM FIVE:

9'5 x 8'5 (2.87m x 2.57m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, fully tiled walk-in double shower set behind glass enclosure, inset WC, inset wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio to property rear and sides with remainder mainly laid to lawn, mature shrub borders, gated access to driveway and double garage.

#### GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over doors. Driveway parking for multiple vehicles.

### AGENTS NOTES:

Council Tax Band: G

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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