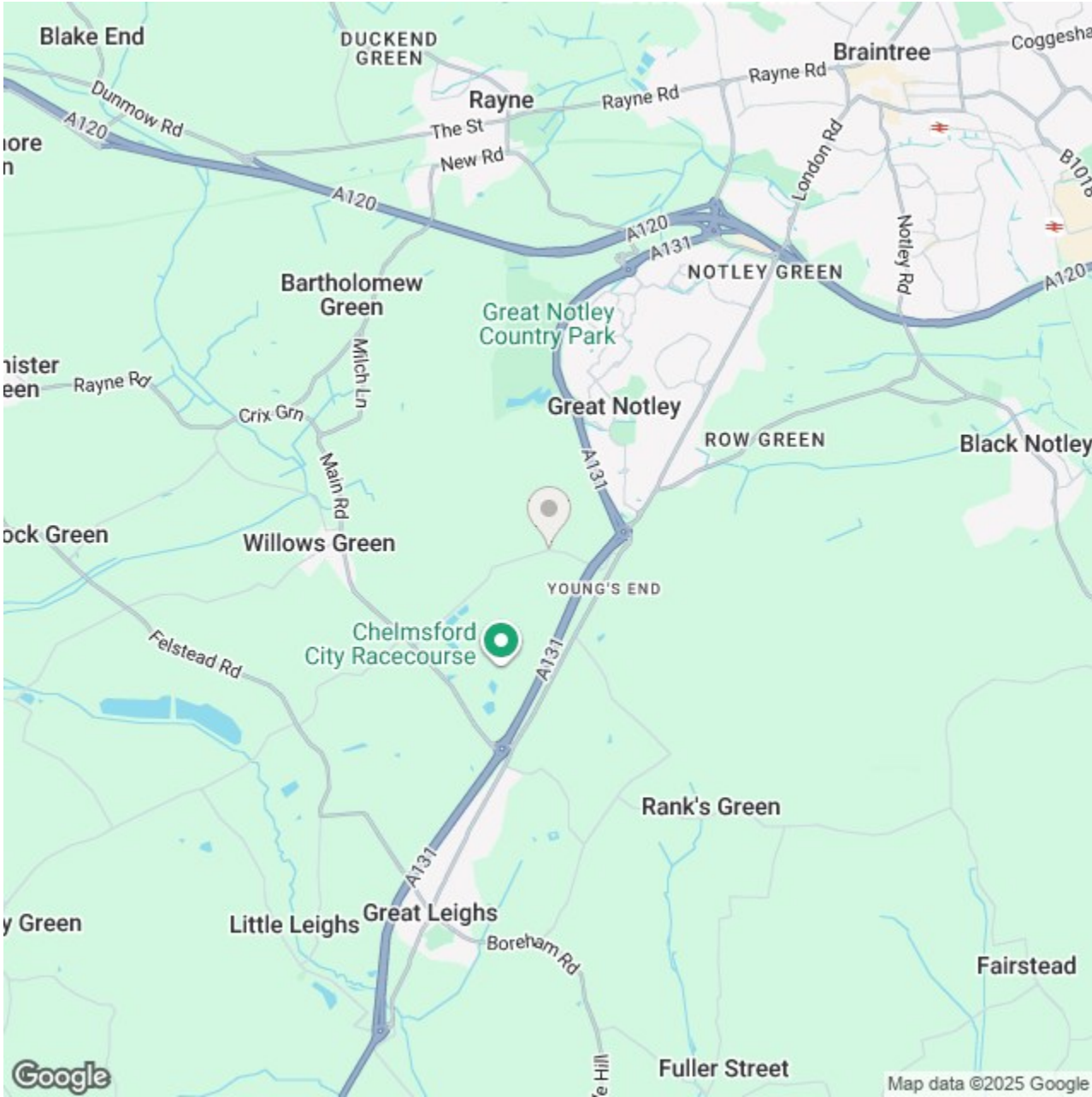


DANIEL BREWER

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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BLACKLEY LANE, BLACK NOTLEY, BRAINTREE, ESSEX,
CM77 8QW

£400,000



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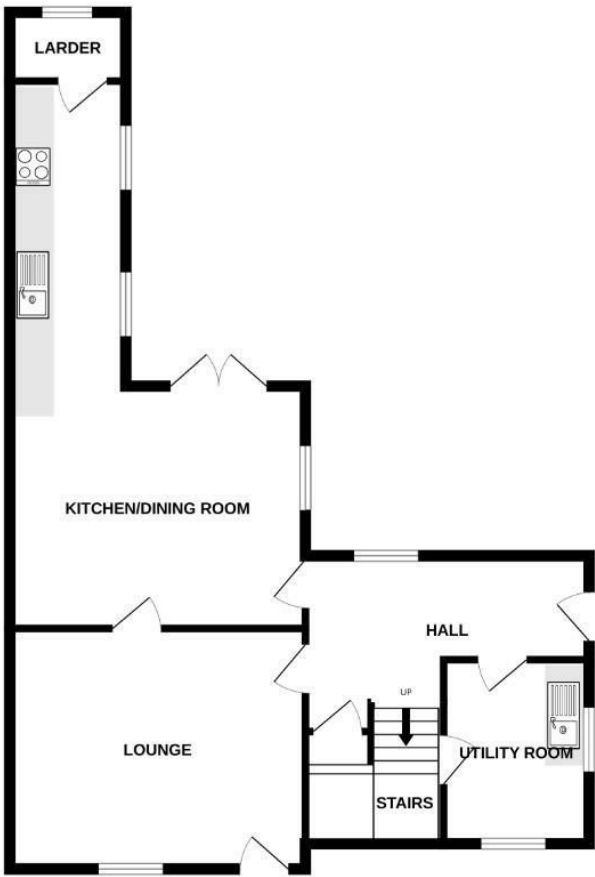
No Onward Chain Nestled on a quiet country lane and enjoying beautiful views over open farmland, this spacious three-bedroom semi-detached family home offers generous living space, ample driveway parking and a large rear garden.

The ground floor features a welcoming lounge, a bright kitchen/dining room, a useful utility room, a cloakroom and a walk-in pantry. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Perfect for those seeking a peaceful rural setting with convenient access to local amenities, this charming home is ready to move into and offers fantastic potential to extend subject to planning permission.



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.
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Entrance Hall

Power points, door to.

Inner Hallway

UPVC double glazed window to rear aspect, radiator, power points, stairs rising to the first floor landing, doors to.

Utility Room/Cloakroom

92" x 71" (2.81 x 2.16)

UPVC double glazed windows to multiple aspects, base level units with inset sink with drainer unit, W.C, floor mounted oil boiler, extractor fan, part tiled walls.

Lounge

15'6" x 12'1" (4.74 x 3.7)

UPVC double glazed window to front aspect, feature fireplace with inset wood burning stove, radiator, power points, door to.

Dining Area

15'7" x 12'3" (4.75 x 3.75)

UPVC double glazed French doors leading to the rear garden, tiled flooring, power points, opening to.

Kitchen

16'3" x 6'1" (4.97 x 1.86)

Two UPVC double glazed windows to side aspect, base and eye level units with solid Oak working surface over, inset 1 1/2 bowl sink with drainer unit, freestanding cooker with extractor over, space for fridge/freezer, space for dishwasher, radiator, power points, part tiled walls, tiled flooring, door to pantry with UPVC double glazed window to rear aspect.

First Floor Landing

Radiator, power points, doors to.



- Three Bedroom Semi-Detached Family Home
- Generous Rear Garden
- Ample Driveway Parking
- Views Over Farmland
- Fantastic Potential To Extend (STP)
- Lounge With Wood Burning Stove
- Kitchen/Dining Room
- Utility/Cloakroom
- Entrance Hall
- Family Bathroom





Principal Bedroom

14'4" x 12'0" (4.39 x 3.67)
UPVC double glazed window to rear aspect, feature cast iron fireplace with inset wood burning stove, built-in wardrobe, radiator, power points.

Bedroom Two

14'9" x 10'4" (4.51 x 3.15)
UPVC double glazed windows to multiple aspects, radiator, power points.

Bedroom Three

12'0" x 7'6" (3.68 x 2.31)
UPVC double glazed window to front aspect, Victorian style fireplace, radiator, power points.

Family Bathroom

UPVC double glazed opaque window to front aspect, enclosed bath with mixer taps, separate shower over, W.C, wash hand basin with pedestal, radiator, inset spotlights, extractor fan.

Garden

To the rear of the property is a patio area leading to the remainder lawn with a shed to the foot of the garden. Side access is granted via a timber gate leading to the shingle driveway. The garden backs and sides onto farmland.

Driveway Parking

To the front and side of the property is a shingle driveway providing parking for several vehicles.

