

Hadfield Drive, Black Notley, Braintree, CM77 8XW



welcome to

Hadfield Drive, Black Notley, Braintree

William H Brown are pleased to offer for sale this spacious three / four-bedroom family home situated on the popular Hospital Fields Development in the sought after village of Black Notley with good access to A120 and A12.













Entrance Hall

Entrance door to front, tiled flooring, stairs to first floor, storage cupboard, doors leading to

Cloakroom

Hand wash basin, low level WC, radiator, tiled flooring.

Study / Bedroom Four

12' 9" x 9' 8" (3.89m x 2.95m)

Double glazed window to front aspect, radiator.

Kitchen

16' 3" x 11' 9" (4.95m x 3.58m)

Double glazed window into Conservatory, range of base and eye level units with work surface over incorporating a double sink drainer, integrated electric double oven with gas hob and extractor fan, integrated dishwasher, wall mounted boiler, doors leading into pantry / utility room

Utility Room

Range of base and eye level units with work surface over incorporating a stainless steel sink drainer, washing machine

Conservatory

13' 3" x 10' 5" (4.04m x 3.17m)

Brick built with double glazed window with lights, blinds and fan, two radiators, tiled flooring, French doors to rear garden.

First Floor Landing

Double glazed window, storage space, doors to

Bedroom One

15' 4" x 9' 8" (4.67m x 2.95m)

Double glazed window, radiator, double fitted wardrobe.

En-Suite

Shower cubicle, low level WC, hand wash basin, extractor fan.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

Double glazed windows, feature fireplace with gas fire

Second Floor Landing

Double glazed window, storage cupboard, water tank.

Bedroom Two

14' 1" x 9' 8" (4.29m x 2.95m)

Double glazed window, radiator.

En-Suite

Shower cubicle, low level WC, hand wash basin, extractor fan.

Bedroom Three

13' 1" x 9' 9" (3.99m x 2.97m)

Double glazed window, radiator.

Family Bathroom

Obscure double glazed window to rear aspect, side panel bath, pedestal hand wash basin, low level WC, radiator.

Rear Garden

Patio area with path and then laid to lawn, wood brick sheds will be remaining.

Front

There is a large courtyard communal parking area, and a garage through the archway to the left hand side plus an allocated parking space.





welcome to

Hadfield Drive, Black Notley Braintree

- Three / Four Bedroom House
- No Onward Chain
- Two En-Suites
- Village of Black Notley
- Garage en Bloc & Allocated Parking

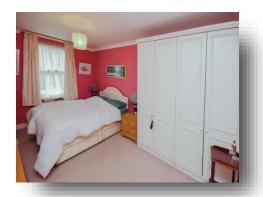
Tenure: Freehold EPC Rating: C

offers over

£375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







The Colourwheel Montess Nursery

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108038



Property Ref: BTR108038 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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