



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.



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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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108038 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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