



Mary Ruck Way, Black Notley, Braintree, CM77 8FA

welcome to

Mary Ruck Way, Black Notley, Braintree

** GUIDE PRICE £600,000 - £675,000 ** William H Brown are pleased to offer this spacious six double bedroom detached family home situated in the sought after village of Black Notley within walking distance to Crossing Station, local amenities and excellent walking routes.



Entrance Hall Cloakroom

Low level WC. Hand wash basin. Radiator.

Lounge

12' 6" x 17' 4" (3.81m x 5.28m)

Double glazed window to front and side aspect. Two radiators. Feature fireplace with gas fire.

Dining Room

11' 9" x 12' 7" (3.58m x 3.84m)

Double glazed window to front aspect. Radiator.

Kitchen / Family Room

32' x 10' 2" (9.75m x 3.10m)

Double glazed window to rear aspect. Double glazed French doors to rear garden. Range of base and eye level units with works surface over incorporating a one and a half sink drainer with hot and cold mixer tap. Integrated double oven. Four ring gas hob with over head extractor fan. Space for fridge freezer. Integrated microwave. Two radiators.

Utility Room

Door to side aspect. Wall mounted boiler. Range of units with integrated stainless steel sink drainer. Plumbing and space for washing machine & tumble dryer. Tiled flooring. Radiator.

Landing

Stairs to second floor. Radiator. Airing cupboard.

Bedroom One

16' x 12' (4.88m x 3.66m)

Double glazed window to front and side aspect. Wall to wall wardrobes with seven doors. Radiator.

En-Suite

Obscure double glazed window to front aspect. Walk in shower cubicle. Low level WC Pedestal hand wash basin. Heated towel rail.

Bedroom Two

12' 7" x 14' 3" (3.84m x 4.34m)

Double glazed window to front aspect. Radiator.

Bedroom Three

10' 3" x 12' (3.12m x 3.66m)

Double glazed window to rear aspect. Radiator.

En-Suite

Obscure double glazed window to side aspect. Walk in shower cubicle. Pedestal hand wash basin. Low level WC. Radiator.

Bedroom Four

12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to rear aspect. Radiator.

Bathroom

Two obscure double glazed window to rear. Panel enclosed bath with hot and cold mixer tap and shower attachment. Low level WC. Pedestal hand wash basin. Bidet. Radiator. Shaver point

Second Floor Landing

Double glazed window to front aspect. Radiator. Storage cupboard.

Bedroom Five

12' 8" + Dressing Area x 15' 4" + Dressing Area (3.86m + Dressing Area x 4.67m + Dressing Area)

Double glazed window to front aspect. Two x triple wardrobes.

En-Suite

Obscure double glazed window to front aspect. Panel enclosed bath with hot and cold mixer tap / shower attachment. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Six

15' 6" + Dressing Area x 12' 8" + Dressing Area (4.72m + Dressing Area x 3.86m + Dressing Area)

Double glazed window to front aspect. Radiator.

En-Suite

Obscure double glazed window to rear aspect. Panel enclosed bath with hot and cold mixer / shower attachment. Low level WC. Pedestal hand wash basin.

Garden

Patio area then remainder laid to lawn. Tree and shrub borders.

Parking

Double garage with up and over doors, power and lighting.



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welcome to

Mary Ruck Way, Black Notley, Braintree

- Six Double Bedroom Detached House
- Four En-Suites and a Family Bathroom
- Large Kitchen / Family Room
- Driveway for Multiple Cars
- Detached Double Garage

Tenure: Freehold EPC Rating: C

guide price

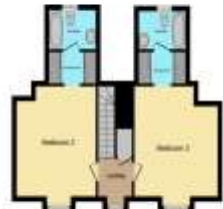
£600,000 - £675,000



Ground Floor



First Floor



Second Floor

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108687 - 0002

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.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk