



**Mary Ruck Way, Black Notley, Braintree, CM77 8RA**



**welcome to**

**Mary Ruck Way, Black Notley, Braintree**

\*\* GUIDE PRICE £350,000 - £375,000 \*\* William H Brown are pleased to offer this spacious three bedroom family home situated in the popular Hospital Fields Development in the sought after village of Black Notley and within walking distance to Crossing Railway Station and local amenities.



## Entrance Hall

### Ground Floor Cloakroom

Double glazed window to rear aspect. Low level WC. Hand wash basin. Tiled walls. Radiator.

### Lounge

9' 4" x 18' 8" ( 2.84m x 5.69m )

Double glazed window to front aspect. Double glazed sliding patio doors to rear garden. Feature fireplace. Carpets. Pedant lighting.

### Dining Room

7' 8" x 8' 9" ( 2.34m x 2.67m )

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

### Kitchen

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps with a mains water softener and drinking tap. Integrated cooker with four ring gas hob and overhead extractor fan. Space and plumbing for appliances. Wall mounted boiler.

### Landing

Double glazed window. Loft access. Doors leading to

### Bedroom One

11' 1" x 9' 8" ( 3.38m x 2.95m )

Double glazed window to rear aspect. Built in wardrobes. Carpets. Pendant lighting.

### En-Suite

Double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Radiator. Tiled walls.

### Bedroom Two

16' x 9' 8" ( 4.88m x 2.95m )

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting. Carpets

### Bedroom Three

6' 4" x 8' 6" ( 1.93m x 2.59m )

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

### Bathroom

Double glazed window to front aspect. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Pedestal hand wash basin. Radiator. Partly tiled walls.

### Garden

Fully enclosed and private. Patio area and then remainder laid to lawn. Outside tap. Gate to side.

### Garage

Up and over door with parking in front.



**view this property online** [williamhbrown.co.uk/Property/BTR108834](http://williamhbrown.co.uk/Property/BTR108834)



welcome to

## Mary Ruck Way, Black Notley, Braintree

- Three Bedroom Family Home
- Two Reception Rooms
- En-Suite to Master
- Ground Floor Cloakroom
- Garage and Parking

Tenure: Freehold EPC Rating: D

guide price

**£350,000 - £375,000**



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. Powered by www.flooragent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BTR108834](http://williamhbrown.co.uk/Property/BTR108834)



Property Ref:  
BTR108834 - 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](mailto:braintree@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)