



Pickpocket Lane, Black Notley, Braintree, CM77 8QU



welcome to

Pickpocket Lane, Black Notley, Braintree

* GUIDE PRICE £900,000 - £1,000,000 * William H Brown are proud to offer this ONE OF A KIND property offering rural field views, situated within a peaceful country lane off London Road, within a stones throw of the family orientated village of Great Notley.



Hallway

17' 8" x 11' 3" (5.38m x 3.43m)

Tiled flooring, radiator, stairs rising to first floor.

Cloakroom

Tiled flooring, hand wash basin inset to vanity unit, WC, storage cupboard, heated towel rail.

Lounge

20' 8" x 13' 1" (6.30m x 3.99m)

Carpet flooring, triple glazed window to front, two radiators.

Orangery

11' 10" x 8' 11" (3.61m x 2.72m)

Tiled flooring with underfloor heating, two patio doors to Garden, roof lantern.

Kitchen

27' 7" x 14' 4" (8.41m x 4.37m)

Tiled flooring with underfloor heating, base & wall shaker style units, integrated eye level oven, microwave, fridge & dishwasher, space for range style cooker, island with inset sink & boiling water / cold water tap, Family area with two sets of bifold doors overlooking garden, log burner & air conditioning

Dining Room

17' 11" x 14' 6" (5.46m x 4.42m)

Tiled flooring with underfloor heating, full length triple glazed bay window to front, bi-folding doors to side, radiator.

Utility Room

11' 3" x 10' 1" (3.43m x 3.07m)

Tiled flooring, door & triple glazed windows to rear, wall & base units with inset sink, water softener, spaces for appliances, radiator.

First Floor Landing

Carpet flooring, radiator, triple glazed window to front, stairs rising to second floor, doors to;

Bedroom One

20' 6" x 14' 6" (6.25m x 4.42m)

Vaulted ceiling, carpet flooring, triple glazed window to side, full length window to rear, air conditioning, radiators, doors to;

Dressing Room

Carpet flooring, range of fitted wardrobes, radiator, triple glazed window to side.

En-Suite

Tiled flooring, shower enclosure, hand wash basin inset to vanity unit, WC, bidet, built in cupboard, chrome heated towel rail, triple glazed window to rear, underfloor heating.

Bedroom Two

21' 3" x 12' 10" (6.48m x 3.91m)

Carpet flooring, triple glazed windows to front & rear, radiators.

Bedroom Three

14' 5" x 13' 7" (4.39m x 4.14m)

Carpet flooring, triple glazed floor to ceiling bay window to front, further window to side, radiator.

Bathroom

Tiled flooring, triple glazed window to side, free-standing bath, corner shower enclosure, WC, hand wash basin inset to vanity unit, heated towel rail, underfloor heating

Second Floor

Bedroom Four

23' 7" x 9' 5" (7.19m x 2.87m)

Carpet flooring, triple glazed window to front, eaves storage. Plant room containing hot water tank & solar panels control unit.

Garden

Large patio area, raised planting beds, remainder laid to lawn, summer house & substantial shed both with power & lighting, overlooking neighbouring fields.

Parking

Garage - Large single garage, electric door, loft storage, power & lighting connected.

Driveway - Driveway parking for at least six vehicles.

Agent Notes

The property has a Vent Axia air re-circulating system which runs 24 hours a day to all rooms, alarm and CCTV systems.



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Pickpocket Lane, Black Notley, Braintree

- Four Double Bedrooms
- Triple Glazing Throughout
- Solar Panels
- Large Garage
- Beautifully Presented with Orangery

Tenure: Freehold EPC Rating: D

guide price

£900,000 - £1,000,000



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(s). Powered by www.focusagent.com



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Property Ref:
BTR108920 - 0003

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