

**Constable Way, Black Notley, Braintree, CM77 8FE** 

william h brown

#### welcome to

### Constable Way, Black Notley, Braintree

William H Brown are pleased to offer this stunningly presented five bedroom property in the popular village location of Black Notley. The property is situated in a private location overlooking fields and close to both Braintree and Witham towns.













#### Cloakroom

Low level WC, wall mounted hand wash basin, heated towel rail, ceramic tiled flooring.

#### Lounge

12' x 23' 2" (  $3.66m \times 7.06m$  ) Double glazed window to front aspect, double doors to rear garden, radiator x 2, laminate flooring, fireplace, pendant lighting.

#### **Dining Room / Games Room**

22' 7" x 12' 2" ( $6.88m \times 3.71m$ ) Double glazed window to front aspect, double doors to rear aspect, radiators x 2, laminate flooring, pendant lighting.

#### Kitchen

23' 2" x 11' 6" (7.06m x 3.51m) Double glazed window to front and rear aspect, range of base and wall mounted units with work surface over, one and a half bowl sink unit with mixer taps over, double oven, gas hob, integrated dishwasher, laminate flooring, pendant lighting.

#### **Utility Room**

 $6^{\prime}$  3" x  $5^{\prime}$  8" ( 1.91m x 1.73m ) Double glazed window to rear garden, space for washing machine, radiator, laminate flooring, pendant lighting.

#### **First Floor Landing**

Access to bedrooms one, two and three and family bathroom, radiator, storage cupboard.

#### Bedroom One

12' 2" x 13' 7" ( 3.71m x 4.14m ) Double glazed window to front aspect, radiator, laminate flooring, pendant lighting, leads to dressing room.

#### En-Suite

Side panelled bath, shower cubicle, pedestal hand wash basin, low level WC, heated towel rail, ceramic tiled flooring, part tiled walls.

#### **Bedroom Tow**

12' 2" x 14' 4" ( 3.71m x 4.37m ) Double glazed window to front and rear aspect, radiator, carpets, pendant lighting.

#### **Bedroom Three**

11' 8" x 11' 5" ( 3.56m x 3.48m ) Double glazed window to front aspect, carpets, pendant lighting, in built wardrobes.

#### Bathroom

Side panelled bath with shower attachment, low level WC, pedestal hand wash basin, laminate flooring, part tied walls, radiator.

#### **Second Floor Landing**

Access to bedrooms four and five

#### **Bedroom Four**

9' 5" x 9' 6" ( 2.87m x 2.90m ) Double glazed window to rear aspect, radiator, carpets, pendant lighting.

#### **Bedroom Five**

9' 5" x 9' 6" ( 2.87m x 2.90m ) Double glazed window to front and side aspect, radiator, carpets, pendant lighting.

#### En-Suite

Double glazed window to rear aspect, shower cubicle, low level WC, pedestal mounted hand wash basin, laminate flooring.

#### Rear Garden

Mainly laid to lawn, decked area, enclosed by panel fencing.

#### Parking

Off street parking for seven cars, double garage





#### welcome to

## Constable Way, Black Notley, Braintree

- Five Bedroom Detached Property
- Beautifully Presented Throughout
- Off Street Parking
- Popular Village Location
- Close to Local Schools

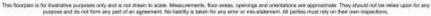
Tenure: Freehold EPC Rating: D

# guide price **£650,000**



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

#### Second Floor







#### view this property online williamhbrown.co.uk/Property/BTR109058



Property Ref: BTR109058 - 0003 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.



postcode not the actual property

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