



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



welcome to

Mary Ruck Way, Black Notley, Braintree

William H Brown are pleased to offer this spacious three / four bedroom town house situated on the crescent along Mary Ruck Way in the sought after Village of Black Notley within walking distance to Cressing Station and local shops and perimeter walks.



Hallway

Stairs to first floor. Under stairs cupboard. Radiator.

Cloakroom

Low level WC. Hand wash basin.

Study / Bedroom Four

9' 6" x 10' 2" (2.90m x 3.10m)

Double glazed window to front aspect. Radiator.

Kitchen / Diner

20' 5" extending to x 10' 5" (6.22m extending to x 3.17m)

Landing

Stairs to second floor. Airing cupboard. Radiator.

Lounge

13' 3" max x 17' 8" max (4.04m max x 5.38m max)

Two double glazed windows to front aspect.

Radiator.

Bedroom Three

10' 3" + recess x 6' 6" (3.12m + recess x 1.98m)

Double glazed window to rear aspect. Radiator.

Bathroom

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

Second Floor Landing

Double glazed window to front aspect.

Bedroom One

15' 5" max x 13' 4" max (4.70m max x 4.06m max)

Double glazed window to front aspect. Radiator. Built in double wardrobe.

En-Suite

Obscure double glazed window to front aspect. Walk in shower cubicle. Pedestal hand wash basin.

Radiator.

Bedroom Two

10' 5" max x 10' 6" max (3.17m max x 3.20m max)

Double glazed window to rear aspect. Radiator.

En-Suite

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

Exterior

The rear garden is south facing and commences with a paved patio area and the rest is predominantly laid to artificial grass. Shed to remain. Gate giving access to rear and two allocated parking spaces.



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welcome to

Mary Ruck Way, Black Notley, Braintree

- Three / Four Bedroom Town House
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden
- Overlooking Pleasant Green
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109096 - 0004

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