



Crab Apple Drive, Black Notley, Braintree, CM77 8FW

welcome to

Crab Apple Drive, Black Notley, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** William H Brown are pleased to offer this well presented and spacious three bedroom semi-detached family home situated in a sought after Modern Development off London Road and within easy access to A120 / A131



Ground Floor Accommodation

Hallway

Stairs to first floor. Radiator. Amtico flooring.

Ground Floor Cloakroom

Obscure double glazed window to front aspect. Inset low level WC & hand wash basin. Radiator. Amtico flooring.

Kitchen / Diner

14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed window to front aspect. Range of base and eye level units with roll top work surface over incorporating and sink drainer with hot and cold mixer taps. Built in oven. Induction hob with overhead extractor fan. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Radiator. Amtico flooring.

Lounge

17' 7" x 13' 1" (5.36m x 3.99m)

Understairs storage. Two radiators. carpets, Double glazed French doors to rear garden.

First Floor Accommodation

Landing

Loft access. Airing cupboard housing boiler. Carpets.

Bedroom One

10' 2" x 9' 11" (3.10m x 3.02m)

Double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Carpets.

En-Suite

Double shower unit fully tiled. Low level WC. Inset hand wash basin. Shaver point. Extractor fan. Heated towel rail. Amtico flooring.

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Double glazed window to front aspect. Radiator. Carpets.

Bedroom Three

9' 10" x 7' 8" (3.00m x 2.34m)

Double glazed window to rear aspect. Fitted desk with shelving. Radiator. Carpets.

Bathroom

Obscure double glazed window to front aspect. Side panel bath with hot and cold mixer taps and overhead shower. Inset WC and hand wash basin. Shaver point. Extractor fan. Heated towel rail. Amtico flooring.

Rear Garden

Landscaped and generously sized rear garden commencing with patio seating area and remainder with artificial lawn. Shrub borders. Side gated access and access to garage.

Parking

Single garage with power, lighting and up and over doors. Driveway providing off street parking for one car.



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welcome to

Crab Apple Drive, Black Notley Braintree

- Three Bedroom Semi-Detached House
- Private Landscaped Rear Garden
- Potential to Extend SSTP
- En-Suite & Family Bathroom
- Well Presented Throughout

Tenure: Freehold EPC Rating: B

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109109 - 0002

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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.



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