



**4/5 bedroom  
Detached  
house located  
in Black  
Notley.**

**Asking Price of  
£600,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Bulford Lane Black Notley Braintree CM77 8NN



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1,8  
sq

## FULL DESCRIPTION

### OVERVIEW

We are pleased to present this delightful, modern, well-presented four-bedroom home across three thoughtfully designed levels. With three reception rooms and a master bedroom featuring an en suite, and a separate dressing room, this property provides ample space, making it the ideal family home.

### STEP INSIDE

Step into a spacious living room, perfect for relaxing or entertaining guests, featuring ample natural light provided by doors leading directly onto the garden decking, creating the perfect indoor/outdoor living vibe.

The adjacent dining room offers an elegant space for dinner parties, with double doors directly opening to the garden, providing light and access to the garden.

The well-appointed kitchen is complete with modern appliances, a breakfast bar, and plenty of workspace. Additionally, a versatile TV room or study provides the ideal spot for work or relaxation. Conveniently, a hall with storage and a WC completes this level.

The first floor boasts a serene master bedroom with an en suite bathroom. Two additional well-sized bedrooms offer comfort for family or guests. A central bathroom and a dedicated dressing room enhance the practicality and luxury of this floor.

The upper floor features an additional cosy bedroom and a contemporary shower room, along with extra storage space.

### STEP OUTSIDE

Step outside into the private and secure back garden, featuring a decked area, lawn, and mature planting. The front of the property includes a private drive with ample space for parking.

### DIMENSIONS

Living Room: 18'8" x 19'1" (5.68m x 5.81m)

Dining Room: 12'9" x 11'9" (3.89m x 3.58m)

Kitchen: 14'10" x 11'3" (4.52m x 3.43m)

TV Room/Study: 15'2" x 7'8" (4.62m x 2.34m)

Master Bedroom: 13'9" x 11'8" (4.18m x 3.55m)

Bedroom: 13'1" x 10'5" (4.00m x 3.17m)

Bedroom: 11'6" x 10'0" (3.54m x 3.05m)

Dressing Room: 7'9" x 6'11" (2.36m x 2.10m)

Bedroom: 15'2" x 9'7" (4.62m x 2.93m)

### LOCATION

Black Notley is a charming village that offers a peaceful countryside atmosphere while being conveniently located near larger towns like Braintree. With its friendly community feel, the village provides essential amenities including local shops and parks, ensuring everything you need is close by.

Transport links in Black Notley are excellent. The nearby A120, ensures easy access to neighbouring towns and cities. The nearest train station, Cressing Station, offers regular services to Braintree and beyond, making commuting to London straightforward. Additionally, local bus services connect Black Notley with surrounding areas.

For families, the area boasts several good primary schools, such as White Notley Church of England Primary School, which offer quality education. For secondary education, Braintree Schools such as Alec Hunter Academy and Notley High School are popular choices.







Bulford Lane, Black Notley, Braintree, CM77 8NN





## FLOORPLAN



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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

### CONTACT

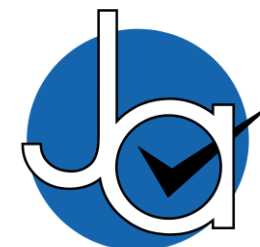
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