



## Crab Apple Drive

Freehold  
Tax Band: D

Black Notley, Braintree, CM77 8FW

**Guide Price £400,000**



Boasting a generously sized rear garden with POTENTIAL TO EXTEND (STPP), a 16' DUAL ASPECT master bedroom with EN SUITE, plus a. CARPORT with driveway parking for two vehicles is this THREE DOUBLE BEDROOM link-detached property. Offering a modern kitchen/breakfast room, spacious 15' lounge & d/stairs cloakroom and ideally located on a RECENTLY ESTABLISHED development, the property STILL UNDER WARRANTY. Close to all local shops/amenities & popular schools. Contact Hamilton Piers, Black Notley's local property experts, to view!



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

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, wooden flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash back, radiator, wooden flooring and smooth ceiling.

### KITCHEN / DINER:

14'1 x 8'3 (4.29m x 2.51m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, wooden flooring and smooth ceiling.

### LOUNGE:

15'11 x 11'4 (4.85m x 3.45m)

Double glazed windows to rear aspect, under stairs storage cupboard, radiator, carpeted flooring and smooth ceiling. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

16'3 x 9'8 (4.95m x 2.95m)

Double glazed windows to front and rear aspects, built-in wardrobes, two radiators, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, inset WC, inset wash hand

basin, shaver point, extractor fan, heated towel rail, wooden flooring and smooth ceiling.

### BEDROOM TWO:

13'3 x 8'10 (4.04m x 2.69m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

12'2 x 8'10 (3.71m x 2.69m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, wooden flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Generously sized rear garden enclosed by fencing and comprising patio area across property rear with remainder laid to lawn, large storage shed, gated side access to driveway/carport.

#### CARPORT, DRIVEWAY & PARKING:

Carport with parking for two vehicles.

### AGENTS NOTES:

Service Charge: Approx £420 per annum (can be paid quarterly or twice annually).

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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