

Paul Mason Associates



Bakers Lane, Black Notley, Braintree, CM77 8QS
Guide price £595,000

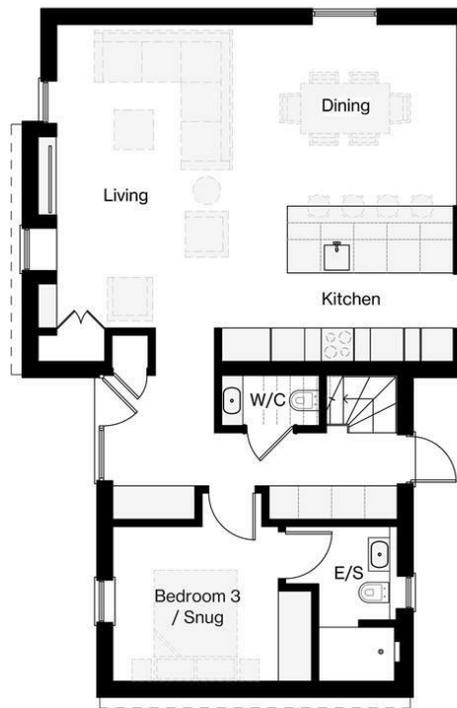
- Architecturally Designed Individual Detached Home With Three Double Bedrooms
- Flexible, Contemporary Living Accommodation
- Open Plan Living / Dining & Kitchen Room Opening To Landscaped Garden
- En-Suite To Ground Floor Bedroom
- Family Bathroom Servicing Two First Floor Double Bedrooms
- Ground Floor Cloakroom Plus Utility Area
- Landscaped Front & Rear Gardens
- Private Driveway & Parking
- Easy Access To A120, Stansted & Chelmsford
- New Build With No Onward Chain

A contemporary three double bedroom detached home arranged over two floors, offering flexible living accommodation and landscaped gardens, positioned on the edge of Great Notley within walking distance of local amenities and parkland.

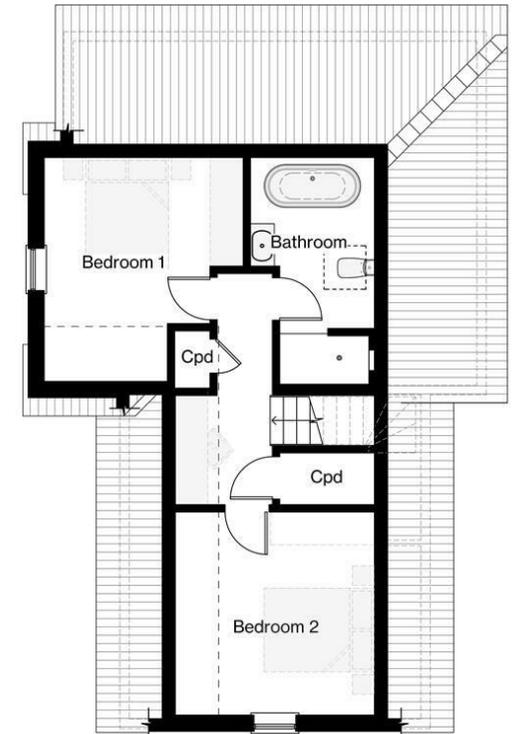
The house has been designed to provide a practical yet considered layout, with open plan living, dining and kitchen spaces forming the heart of the home and opening directly onto the rear garden. A ground floor double bedroom with en - suite offers flexibility for guests, multi generational living or a separate snug or home working space, while two further double bedrooms and a family bathroom are arranged on the first floor.

Architecturally, the property is defined by simple pitched roof forms and a restrained material palette, giving it a clear and confident identity. Its position at the edge of the settlement allows for a greater sense of openness, while landscaped front and rear gardens provide defined outdoor space and a natural extension of the principal living areas.

The property enjoys a more open setting at the edge of the settlement, while remaining within walking distance of the amenities at Great Notley Garden Village, including a doctors surgery, dental practice, veterinary practice, Tesco superstore and public house, together with extensive parkland at The Discovery Centre. There is also convenient access to the A120, linking to Stansted Airport and the M11, and the A131 towards Great Leighs and Chelmsford.



Ground Floor Plan



First Floor Plan

Energy Efficiency Rating	
Current	Potential
84	84

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential
96	96

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

DISTANCES

Chelmsford Station: 11 miles (Liverpool Street from 34 mins)

Beaulieu Park Station: 10 miles

Braintree Station: 3 miles

Witham Station: 8.6 miles

Stansted Airport: 16 miles

Felsted School: 6 miles

(All distances are approximate)

ACCOMMODATION

The Friary comprises two contemporary dwellings, sensitively designed to respect the site's historic setting and the adjacent Listed Building. Each home has been carefully planned with consideration for scale, proportion and materiality, creating a scheme that respects its context while providing modern, well considered living spaces. Friary Cottage sits at the front of the site providing the focal point on entry to the site. Its layout is designed to embrace the views over the farmland to the south from the first floor master bedroom while the ground floor offers sociable living with a good connection to the private secluded garden.

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge Area

6.12m x 4.00m (20'0" x 13'1")

Dining Area

3.90m x 3.30m (12'9" x 10'9")

Kitchen

4.50m x 2.80m (14'9" x 9'2")

Utility Area

Bedroom 3 / Snug

3.67m x 2.95m (12'0" x 9'8")

En-Suite Shower Room

FIRST FLOOR

Landing

Bedroom One

4.15m x 3.68m (13'7" x 12'0")

Bedroom Two

3.74m x 3.73m (12'3" x 12'2")

Family Bathroom

EXTERIOR

Gardens

Landscape designed frontage and gardens | Soft landscaping provided | Porcelain patio areas | Turfed main garden | Two allocated parking spaces | External lighting to house and garden

Driveway & Parking

Double width bay parking | Electric vehicle charging point

SPECIFICATIONS

KITCHEN

- Oak handmade cabinetry
- Solid oak cutlery inserts
- Integrated pull out waste and recycling bins
- Quartz worktops and upstands
- Concealed Blum hinges and soft close drawer runners
- Built in breakfast cupboard
- Large central island forming the focal point of the space

APPLIANCES

- Two Neff ovens
- Neff integrated dishwasher
- Brushed mixer tap
- Neff induction hob
- Neff integrated fridge freezer with No Frost technology
- Neff concealed extractor fan

UTILITY

- Oak handmade cabinetry
- Concealed Blum hinges and soft close drawer runners
- Housing for washing machine and tumble dryer, discreetly integrated within cabinetry

BATHROOMS

- Individually designed layouts
- Walk in showers
- Oak fluted vanity units
- Wall mounted taps
- De mist mirrors
- Shaver points
- Free standing bath
- Nickel ironmongery
- Electric heated towel rails

FLOORING

Ground Floor

- LVT timber effect flooring throughout main living spaces
- Carpet to ground floor bedroom

First Floor

- Carpet to bedrooms and landings

- LVT flooring to bathrooms
- Porcelain tiles to shower enclosures
- Tiled shower niches

HEATING

- Wet underfloor heating throughout the ground floor
- Radiators to the first floor
- Electric heated towel rails to bathrooms
- Air Source Heat Pump providing primary heating system

ELECTRICAL AND LIGHTING

- Architecturally designed lighting scheme
- Combination of spotlights, downlights and feature pendant fittings
- External lighting
- Electric vehicle charging point

INTERNAL JOINERY

- Bespoke handmade oak media unit to the living room
- Bespoke oak bench and coat storage to the entrance hall
- Option for fitted wardrobes throughout
- Bespoke joinery available including beds, headboards and additional fitted furniture

EXTERNAL WORKS

- Landscape designed frontage and gardens
- Soft landscaping provided
- Porcelain patio areas
- Turfed main garden
- Two allocated parking spaces
- External lighting to house and garden

OTHER

- Council of Mortgage Lenders approved Architects Certificate build warranty

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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