

Connells

Mary Ruck Way
Black Notley Braintree

Mary Ruck Way
Black Notley Braintree CM77 8RA

for sale guide price
£350,000







Property Description

Presenting this charming three bedroom terraced house located in the highly desirable village of Black Notley. This well-appointed home is perfectly suited to families and professionals alike, offering both comfort and convenience in a peaceful village setting.

The property boasts three good-sized bedrooms, including a principal bedroom with its own en-suite, complemented by a further family bathroom. Thoughtful design ensures versatile living, enhanced by generous natural light throughout. At the rear, you'll find outdoor space ideal for relaxing or entertaining guests, while parking is amply catered for with a private drive for several vehicles and a detached garage.

Situated in a friendly and welcoming community, this home is perfectly positioned for those who appreciate both rural charm and excellent transport links. The village features its own train station providing direct access to Braintree Town Centre, Freeport Shopping Village, and further connections towards London Liverpool Street perfect for both commuters and avid shoppers.

A wealth of local amenities are all within easy walking distance, including a convenience store, Black Notley Village Hall, a vets, and much more. For those who love the outdoors, country walks are just moments away, offering a peaceful escape right on your doorstep.

This property seamlessly blends village life with modern convenience. Arrange a viewing today to appreciate all this lovely home and its surroundings have to offer

Entrance Hall

Stairs to First Floor, understairs storage, two radiators

Cloakroom

Low level WC, handwash basin, window to rear aspect, radiator

Living Room

19' x 9' 6" (5.79m x 2.90m)

Electric fireplace, window to front aspect, french doors to rear garden, two radiators

Dining Room

8' 10" x 7' 9" (2.69m x 2.36m)

Window to front aspect, radiator

Kitchen

9' 3" x 7' 10" (2.82m x 2.39m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in electric oven, gas hob with extractor above, space for appliances, window to the rear aspect, radiator.

First Floor Landing

Storage cupboard, loft hatch, window to rear aspect, radiator

Bedroom One

11' 10" x 8' 2" (3.61m x 2.49m)

Built in wardrobes, window to front aspect, radiator

Ensuite

Low level WC, pedestal handwash basin, shower cubicle, window to front aspect, radiator

Bedroom Two

9' 10" x 9' 6" (3.00m x 2.90m)

Window to front aspect, radiator

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

Window to rear aspect, radiator

Bathroom

Low level WC, pedestal handwash basin, panelled bath with hairwash attachment, window to rear aspect, radiator

Garden

Commencing with a paved patio seating area, remainder laid to lawn, rear access gate leading to driveway and garage

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"







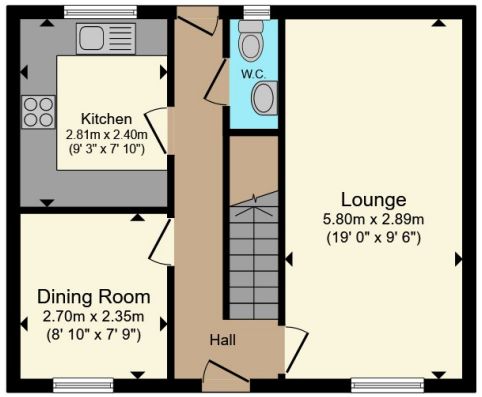




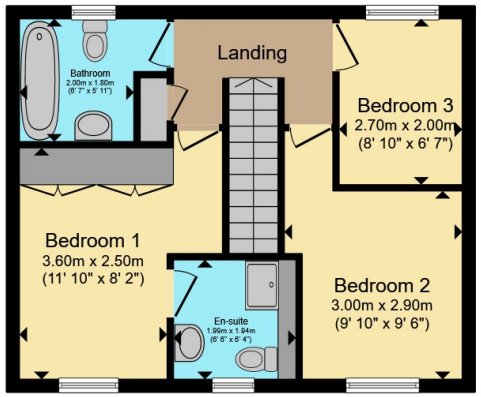

SUNLIGHT
SOAP



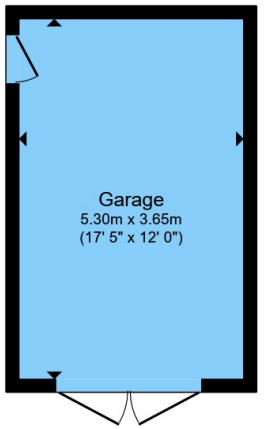




Ground Floor



First Floor



Garage

Total floor area 105.7 m² (1,138 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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17 Great Square
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308884

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