



7 WITHAM ROAD, BLACK NOTLEY CM77

GUIDE PRICE £1,000,000

6 Bedrooms | 4 Bathrooms | 4 Receptions

**** UNIQUE OPPORTUNITY **** Set within grounds in excess of an acre, Highfield House presents a unique opportunity with endless POTENTIAL, both as a substantial family home or as a future potential development site (STPP). The existing dwellinghouse offers substantial living space, with SIX bedrooms, generous reception rooms, and a secluded position away from the main road, with vast grounds laid largely to lawn, which also house a detached double GARAGE with loft room and Annexe potential. With endless potential and a convenient location on the south side of town, giving easy access to transport links towards both Witham & Chelmsford, as well as the A120, viewing is highly advised in order to truly appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Carpet flooring, radiator, under stairs storage cupboard.

Cloakroom

Carpet flooring, obscure double glazed window to front, wall mounted hand wash basin, WC, radiator.

Study 10'7" x 9'10" (3.24 x 3.01)

Carpet flooring, double glazed window to front, radiator.

Lounge 17'8" x 10'10" (5.39 x 3.32)

Carpet flooring, feature fireplace, radiator, bi folds doors to;

Conservatory 17'8" x 16'4" (5.39 x 5.00)

Vinyl flooring, radiator, patio doors to rear

Dining Room 13'5" x 9'11" (4.10 x 3.03)

Carpet flooring, double glazed bay window to rear, radiator, opening to lounge.

Kitchen 17'7" x 11'9" (5.38 x 3.59)

Tiled flooring, double glazed windows to rear & side, wall & base units with trim edged work tops, one a a half sink with central mixer tap, integral dishwasher, under counter fridge & under counter freezer, space for range style cooker with extractor over, two electric hobs, radiator, storage cupboard, door to;

Utility Room

Tiled flooring, base & wall units, stainless steel sink with mixer tap, spaces for washing machine & tumble dryer, storage cupboard, obscure double glazed window, door to side.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front, doors to;

Bedroom One 13'4" x 11'6" (4.07 x 3.52)

Carpet flooring, Juliette balcony, walk in wardrobe, radiator, door to;

Ensuite

Carpet flooring, bath with shower over, pedestal hand wash basin, WC, heated towel rail, double glazed obscure window to side.

Bedroom Two 12'4" x 10'11" (3.77 x 3.33)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 12'4" x 9'10" (3.78 x 3.00)

Carpet flooring, double glazed window to front, radiator.

Bedroom Four 11'0" x 6'3" (3.36 x 1.92)

Carpet flooring, double glazed window to side, radiator.

Bathroom

Corner bath with shower over, pedestal hand wash basin, WC, bidet, heated towel radiator, radiator, obscure double glazed window to front.

Shower Room

Carpet flooring, shower enclosure, pedestal hand wash basin, WC, radiator, obscure double glazed window to front.

SECOND FLOOR

Landing

Carpet flooring, loft access, airing cupboard, doors to;

Bedroom Five 13'6" x 12'4" (4.13 x 3.78)

Carpet flooring, double glazed window to side, two vulex windows, storage cupboard, eaves storage.

Bedroom Six 18'6" x 11'3" (5.66 x 3.45)

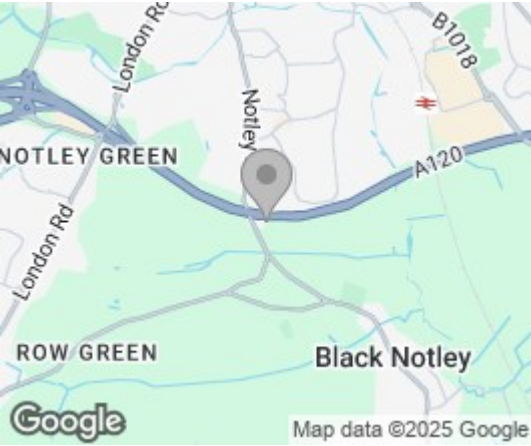
Carpet flooring, double glazed window to side, two velux windows, two storage cupboards, eaves storage.

Shower Room

Vinyl flooring, shower enclosure, pedestal hand wash basin, WC, heated towel3el rail, extractor fan.

EXTERIOR

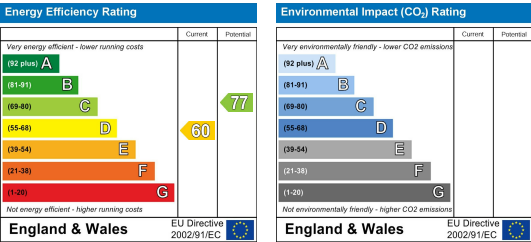
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

