



Hospital Field

Black Notley, Braintree, CM77 8FB

Guide Price £513,500



*** Guide Price £513,500 - £530,000 *** Boasting NO ONWARD CHAIN, offering THREE reception rooms inc. 22' DUAL ASPECT lounge & separate dining room with 15' STUDY/BEDROOM FIVE is this four/five DOUBLE bedroom detached property. Benefiting from a GARAGE with driveway parking, EN-SUITE to master bedroom, UTILITY room plus d/stairs cloakroom, with VERSATILE and well-proportioned living space throughout. Just 1 mile to Crossing Station with links to London Liverpool Street. Viewings highly advised!



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, solid wood flooring, smooth ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, solid wood flooring, smooth ceiling.

LOUNGE:

22'04 x 11'07 (6.81m x 3.53m)

Double glazed windows to both side aspects, fireplace with surround, radiator, carpeted flooring, smooth ceiling. Double glazed french doors to rear garden.

DINING ROOM:

14'09 x 10'03 (4.50m x 3.12m)

Double glazed windows to front and side aspects, radiator, carpeted flooring, smooth ceiling.

KITCHEN:

9'10 x 9'01 (3.00m x 2.77m)

Double glazed window to front aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas five-burner hob, extractor hood, integrated fridge, space for dishwasher, tiled flooring, smooth ceiling. Open plan to breakfast room.

BREAKFAST ROOM:

8'09 x 8'03 (2.67m x 2.51m)

Radiator, tiled flooring, double glazed french door to rear garden.

UTILITY ROOM:

Matching wall and base units with roll top work surface, space for washing machine, tumble dryer and fridge/freezer, wall-mounted boiler, tiled flooring, smooth ceiling. Double glazed door to rear garden.

STUDY / BEDROOM FIVE:

15'09 x 9'01 (4.80m x 2.77m)

Double glazed window to front and rear aspects, radiator, laminate wood flooring, smooth ceiling, loft access.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed windows to side and rear aspects, loft access, storage cupboard, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

14'10 x 10'04 (4.52m x 3.15m)

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to front aspect, enclosed double shower unit, fully tiled walls, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM TWO:

14'10 x 9'02 (4.52m x 2.79m)

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

BEDROOM THREE:

11'08 x 9'10 (3.56m x 3.00m)

Double glazed windows to both sides, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR:

12'02 x 6'06 (3.71m x 1.98m)

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

FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with central mixer taps, shower over bath, low level WC, pedestal wash hand basin, radiator, laminate wood flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hard standing patio area, raised decking area with mature borders, rear access to garage.

GARAGE, DRIVEWAY & PARKING:

Garage fitted with electric up and over door, with parking in front of garage and on street parking.

AGENTS NOTES:

For further information 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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