



## Mary Ruck Way

Black Notley, Braintree, CM77 8RA

Freehold  
Tax Band:

**Offers In Excess Of £400,000**



Benefiting from TWO EN-SUITES, a spacious 21' lounge with balcony & GARAGE with driveway parking is this four bedroom TOWN HOUSE. Offering a modern 16' kitchen/diner, cloakroom & set in a sought after village, less than 1 mile to Crossing Station.



# Mary Ruck Way, Black Notley, Braintree, CM77 8RA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, under stairs storage cupboard, laminate wood flooring, smooth ceiling.

### CLOAKROOM:

Low level WC, pedestal wash hand basin, heated towel rail, laminate wood flooring, smooth ceiling.

### KITCHEN/DINER:

16'7" x 13'8" (5.05m x 4.17m)

Double glazed window to rear 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 hob, extractor hood, integrated dishwasher, space for fridge/freezer and washing machine, radiator, tiled flooring, smooth ceiling. Double glazed french doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, radiator, stairs to second floor, carpeted flooring, smooth ceiling.

### LOUNGE:

21'5" x 11'2" (6.53m x 3.40m)

Double glazed window to rear aspect, fireplace surround with electric fire, radiator, carpeted flooring, smooth ceiling. Double glazed french door to balcony.

### BEDROOM TWO:

10'11" x 10'10" (3.33m x 3.30m)

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

### EN-SUITE TO BEDROOM TWO:

Enclosed double shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

### MASTER BEDROOM:

13' x 11' (3.96m x 3.35m)

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

### EN-SUITE TO MASTER BEDROOM:

Enclosed double shower unit, fully tiled walls, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

### BEDROOM THREE:

14'6" x 8'7" (4.42m x 2.62m)

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

### BEDROOM FOUR:

8'7" x 7'11" (2.62m x 2.41m)

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

### BATHROOM:

Enclosed double shower unit, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

### EXTERIOR:

### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hard standing patio area, side gate, side access to detached garage.

### GARAGE, DRIVEWAY & PARKING:

Detached garage (to the rear) with up and over door and side access, parking.

### AGENTS NOTES:

Council Tax Band: TBC

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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