



Brain Valley Avenue

Black Notley, Braintree, CM77 8LS

Asking Price £375,000



Benefiting from VACANT POSSESSION with NO CHAIN, an impressive 25' DUAL ASPECT lounge/diner, 15' kitchen/breakfast room & detached GARAGE with driveway parking is this spacious four DOUBLE bedroom SEMI-DETACHED property. Offering well-proportioned side and rear gardens, plenty of scope for improvement and located in the sought after village of Black Notley, less than a mile to Crossing Station.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE PORCH:

Double glazed window to front aspect, carpeted flooring, wood panelled ceiling and walls, door to inner hall.

INNER HALL:

Stairs to first floor, radiator, storage cupboard, carpeted flooring, textured ceiling.

GROUND FLOOR SHOWER ROOM:

Double glazed opaque window to side aspect, low level WC, pedestal wash hand basin, enclosed double shower unit, radiator, vinyl flooring, textured ceiling.

LOUNGE / DINING ROOM:

25'02 x 11'06 (7.67m x 3.51m)

Double glazed window to front aspect, fireplace surround, radiator, carpeted flooring, textured ceiling, double glazed patio doors to rear garden.

KITCHEN / BREAKFAST ROOM:

15'08 x 15'05 max (l-shaped) (4.78m x 4.70m max (l-shaped))

Double glazed windows to side and rear aspects, 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 with extractor hood, space for fridge/freezer, dishwasher and washing machine, oil floor mounted boiler, radiator, vinyl flooring, textured ceiling, double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, textured ceiling.

MASTER BEDROOM:

14'08 x 10'09 (4.47m x 3.28m)

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

BEDROOM TWO:

14'09 x 9'11 (4.50m x 3.02m)

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

BEDROOM THREE:

10'08 x 10'02 (3.25m x 3.10m)

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

BEDROOM FOUR:

14'00 x 6'09 (4.27m x 2.06m)

Double glazed window to side aspect, airing cupboard, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Unoverlooked enclosed rear garden, mainly laid to lawn with hardstanding patio area, side gate to side garden.

SIDE GARDEN:

Raised lawn area with driveway and access to garage.

GARAGE, DRIVEWAY AND PARKING:

Detached garage fitted with up and over door, lighting and power, driveway 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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