HAMILTON PIERS

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Mary Ruck Way

Freehold
Tax Band: E

Black Notley, Braintree, CM77 8RA

Guide Price £375,000

4 4 1

Boasting an UNOVERLOOKED rear garden, a spacious 16' kitchen/breakfast room & 20' lounge with JULIETTE BALCONY is this IMMACULATELY PRESENTED four bedroom TOWNHOUSE. Benefiting from TWO EN-SUITES plus family bathroom & d/stairs cloakroom, GARAGE and driveway parking. Ideally situated in a crescent OVERLOOKING GREENSWARD in the popular village of Black Notley - Easy access to local amenities, dog walking routes & nearby Cressing Station (0.8m) with links to London Liverpool St.

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The accommodation, with approximate room sizes as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Two double glazed windows to front aspect, stairs to first floor, radiator, engineered oak flooring and smooth coved ceiling.

CLOAKROOM:
Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan, engineered oak flooring and smooth ceiling with sunken spotlights.

KITCHEN / DINER:
16'8 x 14'9 (5.08m x 4.50m)
Two double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, Belling double oven with five ring gas hob with extractor hood over, integrated washing machine and dishwasher, space for American fridge/freezer, wall-mounted boiler (in cupboard), two radiators, engineered oak flooring and smooth ceiling with sunken spotlights. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window stairs to second floor, airing cupboard, radiator, LVT flooring and smooth coved ceiling.

LOUNGE:
20'08 x 11'02 (6.30m x 3.40m)
Two double glazed windows to rear aspect, two radiators, LVT flooring and smooth coved ceiling. Doors onto Juliette balcony.

BEDROOM TWO:
10'10 x 10'8 (3.30m x 3.25m)
Double glazed window to front aspect, fitted wardrobes, radiator, LVT flooring and smooth ceiling.

EN-SUITE:
Fully tiled and enclosed double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, LVT flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, radiator, LVT flooring and smooth coved ceiling.

MASTER BEDROOM:
12'05 x 12'01 (3.78m x 3.68m)
Two double glazed window to rear aspect, two radiators, LVT flooring and smooth ceiling.

EN-SUITE:
Enclosed and fully tiled double shower, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:
12'10 x 8'01 (3.91m x 2.46m)
Two double glazed windows to front aspect, two sets of built-in wardrobes, two radiators, LVT flooring and smooth ceiling.

BEDROOM FOUR:
8'08 x 5'03 plus wardrobes (2.64m x 1.60m plus wardrobes)
Double glazed window to rear aspect, built-in wardrobes, radiator, LVT flooring and smooth ceiling.

FAMILY BATHROOM:
Panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Enclosed and unoverlooked rear garden comprising patio area with pathway to garage access and gated side access, remainder mainly laid to lawn with a series of shrubs and flowering plants.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with further on-street parking.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, 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.