



## Hadfield Drive

Black Notley, Braintree, CM77 8XW

**Guide Price £375,000**



Freehold  
Tax Band:

**\*\*GUIDE PRICE £375,000-£400,000\*\*** Boasting NO ONWARD CHAIN and offering a modern 21' kitchen/diner, d/stairs cloakroom & spacious BAY-FRONTED lounge is this IMMACULATELY PRESENTED three bedroom LINK-DETACHED property. Benefiting from allocated parking, an EN-SUITE to master bedroom and a private rear garden. Overlooking a greensward to the front and ideally located on the sought after 'Hospital Development' within the village of Black Notley, just a 10min walk to Crossing Station & easy reach to Braintree Town Centre.



# Hadfield Drive, Black Notley, Braintree, CM77 8XW

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, laminate flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

### LOUNGE:

14'40 x 10'48 (4.27m x 3.05m)

Double glazed bay window to front aspect, central electric feature fireplace with marble hearth, two radiators, laminate flooring and smooth coved ceiling.

### KITCHEN / DINER:

21'28 x 11'10 (6.40m x 3.61m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, radiator, tiled flooring and smooth ceiling with sunken spotlights. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

14'67 x 10'66 plus large recess (4.27m x 3.05m plus large recess)

Double glazed windows to front and rear aspects, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, wooden flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

10'41 x 9'95 (3.05m x 2.74m)

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

### BEDROOM THREE:

10'69 x 6'97 (3.05m x 1.83m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, wooden flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

A private rear garden, enclosed by fencing and comprising patio area to ground level, steps to raised artificial lawn area with adjacent additional patio area, a series of mature shrubs to borders, gated side access.

### PARKING:

Allocated parking to property rear with further on-street parking available.

### 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.

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