



## Cokers Close

Black Notley, Braintree, CM77 8NR

**Asking Price £349,995**

Freehold  
Tax Band: C



Boasting NO ONWARD CHAIN and offering a spacious 18' DUAL ASPECT lounge, d/stairs cloakroom & separate DINING ROOM and kitchen plus an UNOVERLOOKED rear garden is this well-proportioned three bedroom SEMI-DETACHED property. Benefiting from COUNTRYSIDE VIEWS to the front, a GARAGE (to rear) with parking and set on a quiet walkway position within a sought after village location. A stone's throw from Black Notley's Nature Reserve and within walking distance of local shop/amenities & Crossing Station (with links to London Liverpool St).



# Cokers Close, Black Notley, Braintree, CM77 8NR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Part-glazed entry door, vinyl flooring.

### CLOAKROOM:

Double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, vinyl flooring.

### LOUNGE:

18'08 x 11'03 (5.69m x 3.43m)

Double glazed windows to front and side aspects, stairs to first floor, under stairs storage cupboard, gas fireplace, two radiators, laminate flooring.

### DINING ROOM:

11'04 x 10'01 (3.45m x 3.07m)

Radiator, laminate flooring. Double doors onto rear garden.

### KITCHEN:

11'03 x 8'01 (3.43m x 2.46m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood, integrated fridge/freezer, space for washing machine and dishwasher, radiator, tiled flooring. Part-glazed door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access, carpeted flooring.

### MASTER BEDROOM:

11'08 x 11'04 (3.56m x 3.45m)

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

### BEDROOM TWO:

11'03 x 10'03 (3.43m x 3.12m)

Double glazed window to front aspect, built-in airing cupboard, radiator, laminate flooring.

### BEDROOM THREE:

8'01 x 7'06 (2.46m x 2.29m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising patio area with remainder mainly laid to lawn, side gate and gated rear access to garage and parking.

### GARAGE & PARKING:

Single garage (in block) to property rear with allocated parking for one vehicle.

### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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