HAMILTON PIERS

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Meadow Way

Freehold
Tax Band: D

Black Notley, Braintree, CM77 8NP

Guide Price £425,000

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Boasting NO ONWARD CHAIN and offering ANNEX POTENTIAL* plus a private 85' SOUTH-WEST FACING REAR GARDEN, a spacious 17' lounge, dining room, additional sitting room/bedroom four* and a DETACHED GARAGE with driveway parking for three vehicles is this VERSATILE 3/4 bedroom SEMI-DETACHED bungalow. Benefiting from plenty of POTENTIAL TO EXTEND OR REDEVELOP (STPP), main bathroom plus shower room, sizeable kitchen and ideally positioned on a CORNER PLOT in a quiet CUL-DE-SAC location within the sought after village of Black Notley. Internal viewings highly advised to appreciate the scope to adapt and improve this spacious property!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed secure main entry door, loft access, radiator, carpeted flooring.

LOUNGE:
17'10 x 10'10 (5.44m x 3.30m)
Central electric fireplace with brick surround (potential to install log burner), radiator, carpeted flooring. Patio doors onto rear garden.

DINING ROOM:
12'05 x 8'03 plus recess (3.78m x 2.51m plus recess)
Double glazed window to rear aspect, radiator, carpeted flooring. Door onto rear garden.

KITCHEN:
14'11 x 10'10 (4.55m x 3.30m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in double oven, NEFF electric hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, vinyl flooring.

MASTER BEDROOM:
14'02 x 10'10 (4.32m x 3.30m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM TWO:
8'10 x 8'01 (2.69m x 2.46m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE / STUDY:
8'06 x 8'01 (2.59m x 2.46m)
Double glazed window to side aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, airing cupboard, radiator, vinyl flooring.

REAR LOBBY:
Opaque part-glazed door leading from courtyard, vinyl flooring. Access into kitchen, sitting room and shower room.

SITTING ROOM / BEDROOM FOUR:
12'09 x 9'09 (3.89m x 2.97m)
Double glazed windows to side and rear aspects, radiator, carpeted flooring.

SHOWER ROOM:
Opaque double glazed window to front aspect, fully tiled double shower, low level WC, pedestal wash hand basin, fully tiled, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:
85' x 70' L-Shaped rear garden, private and enclosed by fencing to all boundaries and comprising a patio area which extends around the side and rear perimeters of the property with remainder mainly laid to lawn, mature shrub borders, area housing oil tank, pathway to courtyard with access to garage and gated front access.

GARAGE, DRIVEWAY & PARKING:
Detached garage with sizeable internal space, fitted with power and lighting (potential to convert). Driveway parking for 3 vehicles.

AGENTS NOTES:
Council Tax Band: D

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

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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.