



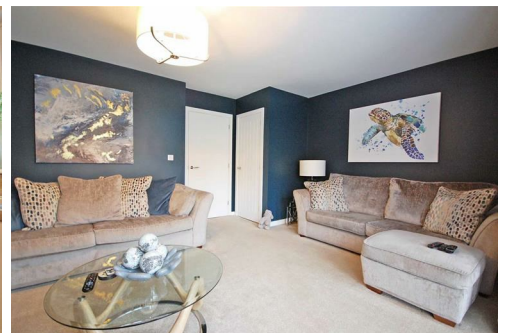
Maple Close

Black Notley, Braintree, CM77 8GB

Asking Price £425,000



NEARLY NEW, still under warranty, set on a spacious CORNER PLOT with POTENTIAL TO EXTEND is this modern three bedroom DETACHED property. Offering an EN-SUITE to master, GARAGE & driveway for 3 cars, presented in IMMACULATE order throughout.



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advert summary

Hamilton Piers, the leading local property specialists in Black Notley and surrounding villages, are delighted to bring to the market for sale this modern three bedroom DETACHED property; NEARLY NEW, still under warranty, set on a spacious CORNER PLOT with POTENTIAL TO EXTEND (subject to planning permission). Offering an EN-SUITE to master, GARAGE & driveway for 3 cars, presented in IMMACULATE order throughout.

The property is ideally located off the popular London Road, in a sought after and almost newly built property development. The property therefore benefits from maintaining a warranty. Set within walking distance of local schools, shops/services and amenities, just 2 miles to Braintree Town Centre & Station. Braintree Station provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, Amtico flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, inset WC, pedestal wash hand basin, radiator, Amtico flooring, smooth ceiling.

LOUNGE: (17'09" x 12'04")

Double glazed windows to rear aspect, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

KITCHEN / DINING ROOM: (14'10" x 10'02")

Double glazed windows to front and side aspects, matching wall and base units, one and a half bowl sink and drainer with central mixer taps, built-in double oven, electric hob, extractor hood, integrated fridge/freezer and dishwasher, space for washing machine, radiator, Amtico flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (10'03" x 10'00)

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

EN-SUITE TO MASTER BEDROOM:?

Enclosed double shower unit, partly tiled walls, inset WC, inset wash hand basin, heated towel rail, Amtico flooring, smooth ceiling.

BEDROOM TWO: (10'03" x 9'11")

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

BEDROOM THREE: (9'10" x 7'1")

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

FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with central mixer taps and shower over, inset WC, inset wash hand basin, heated towel rail, Amtico flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Laid to lawn with hardstanding pathway leading to entrance door.

REAR GARDEN:

Enclosed rear garden with patio area to immediate rear, mature borders, side access via gate to front, side access to garage.

GARAGE, DRIVEWAY AND PARKING:

Tandem garage fitted with up and over doors, lighting and power. Driveway parking for 3 vehicles.

AGENTS NOTES:

Please note there is a community charge of around ?300 (per annum) for the upkeep of the development.

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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