HAMILTON PIERS

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Mary Ruck Way

Freehold
Tax Band: G

Black Notley, Braintree, CM77 8FA

Guide Price £585,000

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Boasting FOUR EN-SUITES plus family bathroom & d/stairs cloakroom, an impressive 32' RECENTLY REFITTED kitchen/family room & UTILITY room and a detached DOUBLE GARAGE with gated driveway parking for multiple vehicles is this substantial SIX DOUBLE BEDROOM detached property. Benefiting from a 17' DUAL ASPECT lounge, sizeable dining room and UNOVERLOOKED rear garden, set on a CORNER PLOT. Offering ANNEX POTENTIAL*, versatile accommodation set over three floors and ideally located within the popular village of Black Notley - Less than 1 mile to Cressing Station (with links to London) and easy access to Braintree Town Centre/Station, popular schools plus A120/M11 & Chelmsford.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring and smooth coved ceiling.

CLOAKROOM:
Low level WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth coved ceiling.

LOUNGE:
17'10 x 12'08 (5.44m x 3.86m)
Double glazed Sash windows to front aspect and double glazed window to side aspect, central log burning fireplace with hearth and surround, two radiators, carpeted flooring and smooth coved ceiling.

DINING ROOM:
12'08 x 11'10 (3.86m x 3.61m)
Double glazed Sash windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

KITCHEN / FAMILY ROOM:
32'00 x 10'02 (9.75m x 3.10m)
Double glazed Sash windows to rear aspect, a series of matching base and wall units edged 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, space for American fridge/freezer, integrated dishwasher, breakfast bar with seating area, radiator, tiled flooring and smooth coved ceiling. Double doors onto rear garden.

UTILITY ROOM:
Matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring and smooth coved ceiling. Part-glazed door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Stairs to second floor, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
15'11 x 12'08 (4.85m x 3.86m)
Double glazed Sash windows to front aspect and double glazed window to side aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to front aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin, shaver point, extractor fan, heated towel rail, smooth ceiling.

BEDROOM FOUR:
12'02 x 10'03 (3.71m x 3.12m)
Double glazed Sash window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

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, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

BEDROOM FIVE:
14'03 x 12'08 (4.34m x 3.86m)
Double glazed Sash windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM SIX:
12'01 x 10'02 (3.68m x 3.10m)
Double glazed Sash windows to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and dual shower over, low level WC, bidet, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:
Double glazed Sash window to front aspect, built-in storage cupboard, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:
15'04 x 12'09 (4.67m x 3.89m)
Double glazed Sash window to front aspect, recessed area with a series of built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling.

EN-SUITE BATHROOM:
Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, smooth ceiling.

BEDROOM THREE:
15'04 x 12'09 (4.67m x 3.89m)
Double glazed Sash window to front aspect, recessed area with built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling.

EN-SUITE BATHROOM:
Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, smooth ceiling.

EXTERIOR:

REAR GARDEN:
Unoverlooked and enclosed rear garden comprising patio area with remainder mainly laid to lawn, mature shrub borders, gated side access to driveway.

DOUBLE GARAGE & GATED DRIVEWAY:
Gated driveway with multiple parking spaces, leading to a detached double garage fitted with power, lighting and up & over doors.

AGENTS NOTES:
Council Tax Band: G

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.