



## Bedells Avenue

Black Notley, Braintree, CM77 8NA

**Asking Price £315,000**



\*\*\*GUIDE PRICE £315,000-£325,000\*\*\*

Boasting NO CHAIN, with UNOVERLOOKED garden, 17' kitchen/breakfast room plus 15' CONSERVATORY & 17' lounge is this three bedroom SEMI-DETACHED property. Offering GARAGE/driveway and set in a sought after village, less than 1 mile to Cressing Station.



# Bedells Avenue, Black Notley, Braintree, CM77 8NA

Hamilton Piers, the leading local property specialists in Black Notley, are delighted to bring to the market for sale this three bedroom SEMI-DETACHED property, boasting NO CHAIN, with UNOVERLOOKED garden, 17' kitchen/breakfast room plus 15' CONSERVATORY & 17' lounge. Offering GARAGE/driveway and set in a sought after village, less than 1 mile to Cressing Station.

The property is located in the sought after village of Black Notley, just a short walk from local amenities and public transport routes, leading into Braintree Town Centre. Cressing Station is located less than 1 mile away, providing a service linking to London Liverpool Street. Further, the property benefits from being located within catchment of popular local schools including Notley Green Primary, White Court Primary and Notley High. Bus routes regularly run through this village giving access to nearby services and local schooling.

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE PORCH:

UPVC built storm porch with opaque part-glazed entrance door and opaque double glazed windows to front and side aspects, vinyl flooring and secure entrance door into lounge.

### LOUNGE: (17'3" x 12'8")

Double glazed window to front aspect, stairs to first floor, two radiators, carpet to floor and smooth ceiling.

### KITCHEN / BREAKFAST ROOM: (17'2" x 10")

Double glazed window to rear aspect, a series of matching base and wall units, with roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, cooker with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to conservatory and opaque part-glazed door to side aspect.

### CONSERVATORY: (15'5" x 13'3")

Part brick and part UPVC built with glass roof, radiator, laminate flooring and french doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed window to side aspect, airing cupboard, loft access, carpet to floor.

### BEDROOM ONE: (10'11" x 10'10")

Double glazed window to front aspect, built-in cupboard/wardrobe, radiator, carpet to floor.

### BEDROOM TWO: (10'9" x 10'8")

Double glazed window to rear aspect, radiator, carpet to floor.

### BEDROOM THREE: (6'11" x 5'11")

Double glazed window to front aspect, radiator, carpet to floor.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with inset tap and shower over, inset WC, vanity wash hand basin with fitted storage units, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:-

### FRONT:

The property is approached via hardstanding driveway, leading to main entrance door and with access to gate (for rear garden) and garage.

### REAR GARDEN:

Fenced and unoverlooked rear garden with patio area to immediate rear and side, with remainder laid to lawn, a range of shrubs and small plants to side and rear borders, with gated access to driveway and access door to garage.

## GARAGE, DRIVEWAY AND PARKING:

Driveway for two vehicles leading to single garage, fitted with power, lighting and up and over door.

## AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

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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