



## Witham Road

Black Notley, Braintree, CM77 8LX

**Guide Price £450,000**



\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*

Benefiting from POTENTIAL TO EXTEND (STPP), with four DOUBLE bedrooms, THREE reception rooms inc. a SNUG & 15' lounge is this spacious DETACHED property. Offering a GARAGE with driveway parking for four vehicles, an EN-SUITE to the master bedroom & located less than 1 mile to Crossing Station. Viewings highly advised!



# Witham Road, Black Notley, Braintree, CM77 8LX

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring, textured ceiling.

### CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, radiator, carpeted flooring, textured ceiling.

### LOUNGE:

15'00 x 14'10 (4.57m x 4.52m)

Double glazed windows to front aspect, radiator, carpeted flooring, textured ceiling.

### DINING ROOM:

13'07 x 11'03 (4.14m x 3.43m)

Double glazed windows to rear and side aspects, radiator, under stairs storage cupboard, laminate wood flooring, textured ceiling, double glazed door to rear aspect.

### KITCHEN:

12'03 x 10'04 (3.73m x 3.15m)

Double glazed window to side aspect, matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, space for fridge/freezer and washing machine, wall mounted boiler, radiator, tiled flooring, textured ceiling, double glazed door to garden.

### SNUG:

15'00 x 9'02 (4.57m x 2.79m)

Radiator, laminate wood flooring, textured ceiling, double glazed patio door to rear garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Loft access, airing cupboard, carpeted flooring, textured ceiling.

### MASTER BEDROOM:

13'09 x 11'09 (4.19m x 3.58m)

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

### EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to rear aspect, enclosed shower unit, fully tiled walls, low level WC, pedestal wash hand basin, vinyl flooring, textured ceiling.

### BEDROOM TWO:

15'00 x 10'05 (4.57m x 3.18m)

Double glazed windows to front aspect, radiator, carpeted flooring, textured ceiling.

### BEDROOM THREE:

12'03 x 13'07 (3.73m x 4.14m)

Double glazed windows to front and side aspect, radiator, carpeted flooring, textured ceiling.

### BEDROOM FOUR:

11'08 x 8'00 (3.56m x 2.44m)

Double glazed windows to rear and side aspects, built-in cupboard, radiator, carpeted flooring, textured ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, textured ceiling.

## EXTERIOR:-

### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with mature borders, hardstanding patio areas, side access via gates to parking and rear of the property, side access to garage.

### GARAGE, DRIVEWAY & PARKING:

Detached garage fitted with lighting, power and up & over door, with driveway parking for four vehicles.

### AGENTS NOTES:

The property has solar panels fitted which have a varied income of around £240 per annum.

For further information 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.

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