



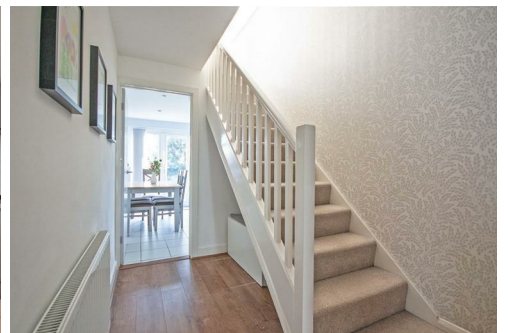
Bedells Avenue

Black Notley, Braintree, CM77 8NA

Guide Price £375,000



****GUIDE PRICE £375,000-£400,000**** Benefiting from POTENTIAL TO EXTEND (STPP), with a modern 25' DUAL ASPECT lounge, RECENTLY FITTED 16' kitchen/breakfast room plus an UNOVERLOOKED rear garden is this three bedroom DETACHED property. Offering an EN-SUITE to master bedroom, GARAGE with driveway parking and located in the sought after village of Black Notley, less than 1 mile to Crossing Station & within close proximity to the A120/M11 & Chelmsford.



Bedells Avenue, Black Notley, Braintree, CM77 8NA

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring and smooth ceiling.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, tiled flooring and smooth ceiling.

LOUNGE / DINING ROOM:

25'2 x 11'10 (7.67m x 3.61m)

Double glazed windows to front and rear aspects, radiator, laminate wood flooring and smooth ceiling.

KITCHEN / BREAKFAST ROOM:

16'10 x 11'4 (5.13m x 3.45m)

Double glazed window to rear aspect, matching base and wall units with edged work surfaces incorporating single bowl sink and drainer with central mixer tap, double oven, gas hob with extractor hood, integrated fridge/freezer and dishwasher, space for washing machine, breakfast bar, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

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

MASTER BEDROOM:

12'11 x 11'10 (3.94m x 3.61m)

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

EN-SUITE:

Enclosed shower unit, partly tiled walls, vanity wash hand basin, tiled flooring and smooth ceiling.

BEDROOM TWO:

10'7 x 8'10 (3.23m x 2.69m)

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

BEDROOM THREE:

9'1 x 7'2 (2.77m x 2.18m)

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

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden commencing with patio area to immediate rear, remainder mainly laid with artificial lawn with gated side access leading to driveway and frontage.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with lighting, power and up & over door. Driveway parking for three vehicles.

AGENTS NOTES:

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

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

