



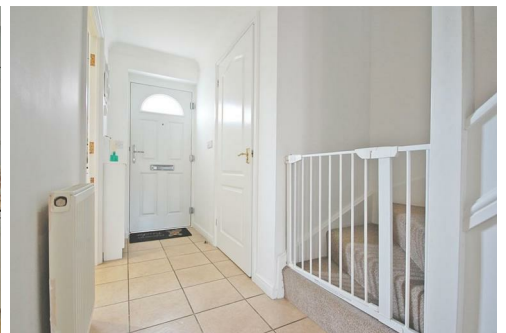
## Constable Way

Black Notley, Braintree, CM77 8FE

**Guide Price £300,000**



Benefiting from EN-SUITE & DRESSING AREA to master, GARAGE with parking & overlooking a greensward to front is this modern three bedroom terraced property. Offering a COMPLETE ONWARD CHAIN\* & set over three floors, just 0.6 miles to Crossing Station.



# Constable Way, Black Notley, Braintree, CM77 8FE

## advert summary

Hamilton Piers, the award-winning local village property specialists, are delighted to offer for sale this modern three bedroom terraced property, benefiting from EN-SUITE & DRESSING AREA to master bedroom, GARAGE with allocated parking to rear & overlooking a greensward to the front. Offering a COMPLETE ONWARD CHAIN\* & set over three floors, just 0.6 miles to Cressing Station.

Set in the sought after village of Black Notley, ideally positioned within easy reach of Braintree Town Centre, with Cressing Station just 0.6 miles away, offering a regular service (via Chelmsford) to London Liverpool Street. Additionally, the property is located within short walking distance of all local amenities.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, tiled flooring and smooth covered ceiling.

#### CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splashbacks, radiator, extractor fan, tiled flooring and smooth covered ceiling.

#### KITCHEN: (10?8? x 7?8?)

Double glazed window to front aspect, a series of matching base and wall units, single bowl sink with central mixer tap and drainer, built-in oven with gas hob and extractor hood over, space for fridge/freezer, dishwasher, washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth covered ceiling with sunken spotlights.

#### LOUNGE / DINER: (15?4? max to 9?11? x 14?9?)

Double glazed window to rear aspect, two radiators, understairs cupboard, carpet to floor and smooth covered ceiling with sunken spotlights.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Stairs to second floor, airing cupboard, carpeted flooring and smooth covered ceiling.

#### BEDROOM TWO: (14?9? x 9?11?)

Two double glazed sash windows to rear aspect, two sets of built-in

wardrobes, radiator, carpeted flooring and smooth covered ceiling.

#### BEDROOM THREE: (11? x 7?9?)

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

#### BATHROOM:

Opaque double glazed windows to front aspect, panelled bath with central mixer taps and shower over, low level WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring and smooth covered ceiling.

### SECOND FLOOR ACCOMMODATION:-

#### MASTER BEDROOM: (15? x 14?9? max to 11?4?)

Double glazed sash window to front aspect, radiator, loft access, carpeted flooring and smooth covered ceiling with sunken spotlights. Open to dressing area and door to en-suite.

#### DRESSING AREA:

Built-in wardrobes, carpeted flooring and smooth covered ceiling.

#### EN-SUITE:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:-

#### FRONT:

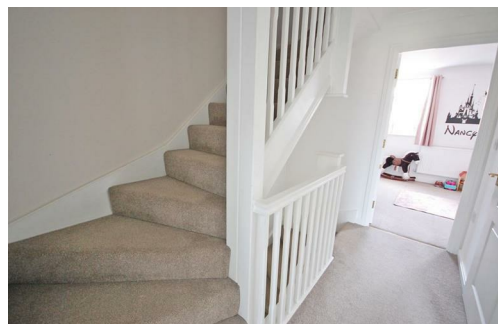
The property is approached via paved pathway to front door, decorative stones set behind iron railings at boundary.

#### REAR GARDEN:

Fenced rear garden with decking to immediate rear, remainder laid to lawn with gated rear access leading to garage and parking area.

### GARAGE, DRIVEWAY AND PARKING:

Single garage to property rear, fitted with up and over door. Allocated parking adjacent to garage.



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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