



Maple Close

Black Notley, Braintree, CM77 8GB

Guide Price £625,000

Freehold
Tax Band: F



Boasting an UNOVERLOOKED & VERY GENEROUSLY SIZED rear garden, an impressive 25' TRIPLE ASPECT kitchen/dining/family room with utility room plus a DOUBLE GARAGE with driveway parking for FOUR vehicles is this modern four bedroom detached property. Benefiting from a spacious 15' DUAL ASPECT lounge, EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom and STILL UNDER WARRANTY. Set on a sizeable CORNER PLOT within a recently established development and ideally located within walking distance of all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator, Amtico flooring and smooth ceiling.

CLOAKROOM:

Inset WC, inset wash hand basin with tiled splash backs, radiator, Amtico flooring and smooth ceiling.

LOUNGE:

15'10 x 12'01 (4.83m x 3.68m)

Double glazed bay window to front aspect (fitted with shutters), central fireplace, two radiators, carpeted flooring and smooth ceiling. Double doors onto rear patio area.

KITCHEN / DINING / FAMILY ROOM:

25'10 x 11'05 (7.87m x 3.48m)

Double glazed bay windows to front and side aspects (both fitted with shutters), a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor over, integrated low level fridge, freezer and dishwasher, breakfast bar, two radiators, Amtico flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:

Double glazed window to side aspect (fitted with shutters), base units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap and drainer, wall-mounted boiler (in cupboard), space for washing machine and tumble dryer, radiator, Amtico flooring and smooth ceiling. Door to side aspect onto patio area.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed windows to rear aspect (both fitted with shutters), loft access, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

13'06 reducing to 11'09 x 12'07 plus wardrobe rece (4.11m reducing to 3.58m x 3.84m plus wardrobe rece)

Double glazed windows to front and side aspects (both fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to front aspect (fitted with shutters), enclosed and fully tiled double shower, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, LVT flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

11'09 x 9'09 (3.58m x 2.97m)

Double glazed windows to each side aspect (both fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

10'09 x 8'05 (3.28m x 2.57m)

Double glazed window to front aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

8'09 x 7'00 (2.67m x 2.13m)

Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

Opaque double glazed window to side aspect (fitted with shutters), enclosed and fully tiled double shower unit, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, LVT flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area to immediate rear with remainder mainly laid to lawn, landscaped raised decorative stone area set behind railway sleepers, mature shrub borders, door to garage and gated side access to driveway.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Double garage fitted with two up and over doors, power and lighting. Driveway parking for at least four vehicles.

AGENTS NOTES:

Service Charge: TBC

Council Tax Band: F

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.

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