



## Turner Close

Black Notley, Braintree, CM77 8FN

**Guide Price £550,000**

Freehold  
Tax Band: F



Boasting a detached DOUBLE GARAGE (potential to convert) & driveway for 5-6 vehicles, an UNOVERLOOKED rear garden and sizeable CORNER PLOT with wonderful front outlook is this EXTENDED four DOUBLE bedroom detached property. Benefiting from a 22' DUAL ASPECT lounge, modern 20' kitchen/breakfast room, BAY-FRONTED dining room & utility room plus EN-SUITE to master bedroom & d/stairs cloakroom. Offering IMMACULATELY PRESENTED & VERSATILE living accommodation throughout and ideally set in a popular village location close to all amenities & nearby Crossing Station (with links to London).



# Turner Close, Black Notley, Braintree, CM77 8FN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, engineered oak flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, engineered oak flooring and smooth coved ceiling with sunken spotlights.

### LOUNGE:

22'01 x 11'08 plus recess into bay (6.73m x 3.56m plus recess into bay)

Double glazed bay window to front aspect, central wall-inset log burning fireplace, two radiators, engineered oak flooring and smooth coved ceiling. French doors onto rear garden.

### DINING / PLAYROOM:

10'00 x 9'11 plus recess into bay (3.05m x 3.02m plus recess into bay)

Double glazed bay window to front aspect, radiator, engineered oak flooring and smooth coved ceiling.

### KITCHEN / BREAKFAST ROOM:

20'02 x 14'04 max (6.15m x 4.37m max)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and microwave oven, integrated tall fridge, tall freezer, dishwasher, washing machine, tumble dryer and wine cooler, floating island with central gas hob and extractor hood over, radiator, LVT flooring and smooth coved ceiling with sunken spotlights. Door to rear garden and access to utility room.

### UTILITY ROOM:

Double glazed window to side aspect, wall-mounted boiler, heated towel rail. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

13'07 x 12'09 (4.14m x 3.89m)

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

### EN-SUITE:

Opaque double glazed window to rear aspect, walk-in double shower set behind glass enclosure, low level WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

12'09 x 9'01 (3.89m x 2.77m)

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

### BEDROOM THREE:

9'05 x 9'01 (2.87m x 2.77m)

Double glazed window to front aspect, built-in wardrobes, radiator, engineered oak flooring and smooth coved ceiling.

### BEDROOM FOUR:

9'01 x 8'09 (2.77m x 2.67m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, engineered oak flooring and smooth coved ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a block paved patio area extending across property rear with remainder mainly laid to lawn, mature shrub borders and Summer House, low level fencing with gate to sectioned area of garden which is hard landscaped and includes storage shed, gated access to driveway and access into double garage.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting, loft storage and electric roller door. Driveway parking for 5-6 vehicles.

### AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, 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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