

Paul Mason Associates



Dewlands, Black Notley, Braintree, CM77 8LW

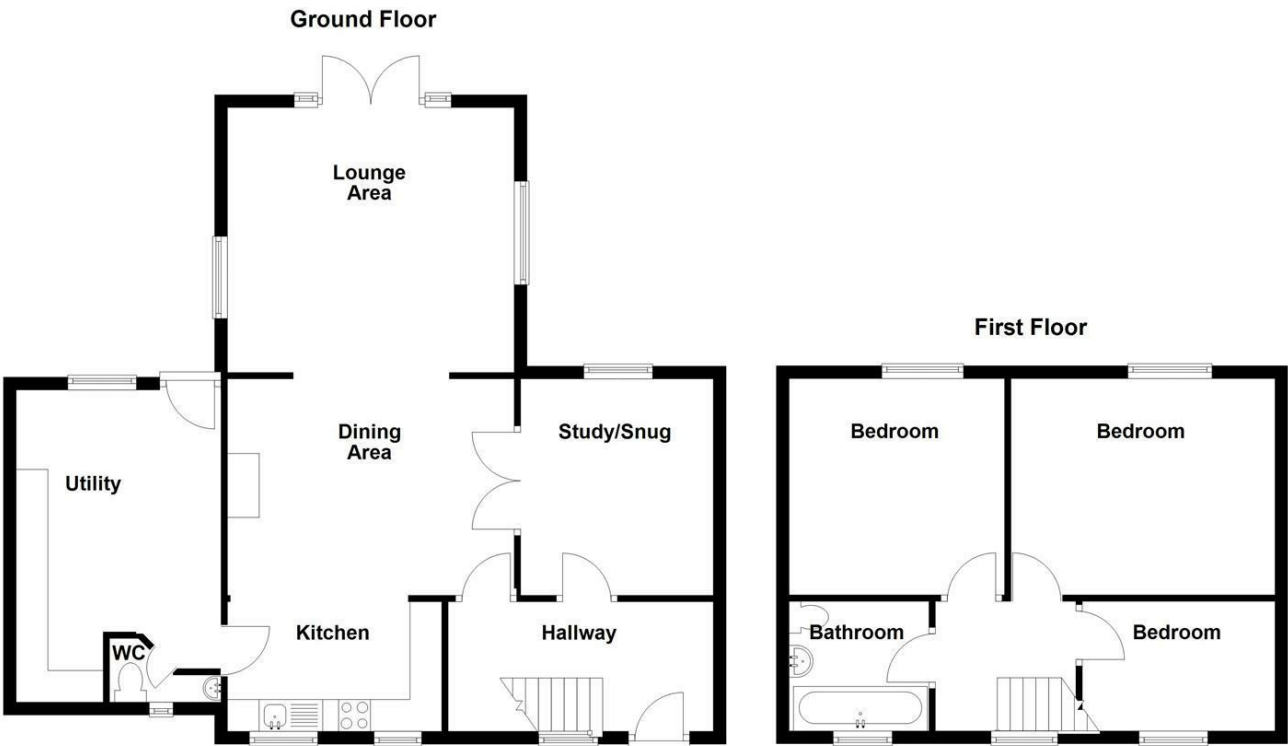
Guide price £475,000

- Three Bedroom Semi-Detached Extended Family Home
- Lounge Opening To Large Decked Terrace
- Fitted Kitchen With Log Burner
- Sung / Office
- Large Utility Room
- Ground Floor Cloakroom
- Family Bathroom
- Extensive Parking For Numerous Vehicles
- Landscaped Front & Rear Gardens
- Cul-de-Sac Location With Far Reaching Views To Front, In Popular Village

Gary Townsend at Paul Mason Associates offers this extended three bedroom semi-detached family home positioned on a quiet cut-de-sac in the popular village of Black Notley, with countryside views to the front aspect. The property has been sympathetically remodelled, with the ground floor offering a central kitchen with log burner, formal lounge, snug/office and a large utility with cloakroom. The first floor has three bedrooms serviced via a family bathroom. A particular feature of this family home is the extensive parking, plus a landscaped rear garden.

The property is located in the heart of Black Notley. Braintree and Witham provide local shopping and recreational facilities, and at Freeport Braintree there are numerous high street stores as well as a cinema and leisure centre. There is a wide range of schooling in the area and for the commuter there is a service to London Liverpool Street from Cressing, Braintree and Witham stations and there is also access onto the A120 to the north which links to the M11 motorway.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



DISTANCES

Cressing Station: 0.9 miles

Braintree Station: 2.4 miles

Witham Station: 5.5 miles (Direct To Liverpool Street)

Stansted Airport: 18.4 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to front, stairs to first floor with storage under, radiator, oak flooring and smooth ceiling.

Kitchen / Dining Room

5.60m x 4.45m (18'4" x 14'7")

Centrally positioned, this truly is the heart of the home. Double glazed window to front, range of matching base and walls units with wood effect work surfaces incorporating a one and a half bowl ceramic sink / drainer unit with tiled splashback, built-in electric double oven and hob, integrated dishwasher, space for fridge/freezer, radiators, breakfast bar, log burner, tiled flooring and smooth ceiling with sunken spotlights. Door to Utility.

Utility Room

4.48m x 3.98m (14'8" x 13'0")

A substantial dual aspect room with double glazed windows to front and rear, range of matching base and walls units with wood

effect work surfaces incorporating a single bowl sink / drainer unit with tiled splashback, space for washing machine and tumble dryer, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to cloakroom and rear.

Cloakroom

Opaque window to front, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tile flooring and smooth ceiling with sunken spotlights.

Lounge

4.39m x 4.11m (14'4" x 13'5")

Double glazed windows to both sides, radiators, carpet to floor and smooth ceiling. French doors open to a large raised deck overlooking the rear garden.

Snug / Office

3.33m x 2.89m (10'11" x 9'5")

Entered via glazed double doors, double glazed window to rear, radiator, wooden flooring and smooth ceiling.

Landing

Double glazed window to front, carpet to floor and smooth ceiling with access to loft.

Bedroom One

3.31m x 3.23m (10'10" x 10'7")

Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Two

3.33m x 2.79m (10'11" x 9'1")

Double glazed window to rear, built-in wardrobes, cupboard housing boiler, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.06m x 2.17m (10'0" x 7'1")

Double glazed window to front, built-in cupboard, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to front, panelled bath with central mixer taps and shower attachment over, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, laminate flooring and smooth coved ceiling with sunken spotlights.

Driveway & Parking

The property is set back from the road, thus offering an abundance of parking to the front of the property and also has a front lawn with pathway leading to the front door and far reaching views across open countryside.

Gardens

A particular feature of the property are the spacious gardens to both the front and rear of the property. The rear garden has been landscaped to provide various areas for all the family. The main lawn area has well stocked flower

and shrub borders as well as established trees to the boundary. There is also a Summer House with power and lighting fitted, plus a large raised decked area, ideal for al-fresco dining and entertaining.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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