



Maple Close

Black Notley, Braintree, CM77 8GB

Asking Price £325,000



Benefiting from a NO CHAIN OPTION* with potential to extend, an UNOVERLOOKED garden with TWO DOUBLE bedrooms is this NEARLY NEW link-detached property. Offering a 26' OPEN PLAN living area, driveway for 2-3 vehicles & still under NHBC warranty.



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advert summary

Hamilton Piers, award-winning local property specialists in the Notley's, are delighted to bring to the market for sale this NEARLY NEW link-detached property, benefiting from a NO CHAIN OPTION* with potential to extend, an UNOVERLOOKED garden and TWO DOUBLE bedrooms. Offering a 26? OPEN PLAN living area, driveway for 2-3 vehicles & still under NHBC warranty.

The property is ideally located in a CUL-DE-SAC location on the newly built 'Notley Grange', a sought after development by the reputable Crest Nicholson. Located off London Road in Black Notley and set on the boundary of Great Notley with nearby walking distance access to all local shops/services and amenities, including popular local schools.

The A120/M11 & Chelmsford are within close proximity and Braintree Town Centre & Station are situated just 4miles away. Braintree Station provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part-glazed entrance door, radiator, laminate flooring and smooth ceiling.

CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, inset wash hand basin, radiator, laminate flooring and smooth ceiling with sunken spotlights.

OPEN LIVING AREA Totaling 26?4? x 14?4?:

KITCHEN:

Double glazed window to front aspect, a series of matching base and wall units with edged work surfaces, incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven with ceramic hob and extractor hood over, integrated low level fridge, freezer and dishwasher, space for washing machine, laminate flooring and smooth ceiling with sunken spotlights. Open to lounge/dining area.

LOUNGE / DINER:

Stairs to first floor with understairs storage cupboard, two radiators, laminate flooring and smooth ceiling. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access (with lighting, ladder and part-boarded), carpeted flooring and smooth ceiling.

BEDROOM ONE: (14?5? x 9?2?)

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

BEDROOM TWO: (14?4? x 8?2?)

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

BATHROOM:

Panelled bath with central mixer tap and shower attachment, enclosed and fully tiled corner shower, inset WC, inset wash hand basin, heated towel rail, shaver point, extractor fan, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR:-

FRONT:

The property is approached via pathway to front door with adjoining shrub area and access to driveway with gated side access to rear garden.

REAR GARDEN:

Fenced, enclosed rear garden commencing with patio area, with further patio area to garden rear and remainder laid to lawn, railway sleepers housing raised shrubs and shed fitted with power and lighting. Gated side access to driveway.

DRIVEWAY AND PARKING:

Driveway parking for 2-3 vehicles with further visitors parking opposite property frontage if required.

AGENTS NOTES:

The property sellers have informed us that there is an additional maintenance charge of ?345 per annum which contributes to the upkeep of external areas.

For further information please contact Hamilton Piers.

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.

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