



Maple Close

Black Notley, Braintree, CM77 8GB

Guide Price £415,000



GUIDE PRICE £415,000-£430,000 NEARLY NEW, benefiting from POTENTIAL TO EXTEND (stpp), EN-SUITE to master bedroom and GARAGE (part-converted) with driveway parking for two vehicles is this three bedroom DETACHED property. Offering a spacious 17' lounge and MODERN kitchen/diner, set on a sizeable plot with well-proportioned front and rear gardens on the sought after Notley Grange development.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs storage cupboard, Amtico flooring.

CLOAKROOM:

Double glazed opaque window to side aspect, inset WC, vanity wash hand basin, radiator, Amtico flooring.

LOUNGE:

17'08 x 13'01 (5.38m x 3.99m)

Double glazed windows to rear garden, radiator, laminate wood flooring, smooth ceiling, double glazed french doors to rear garden.

KITCHEN / DINING ROOM:

14'10 x 10'02 (4.52m x 3.10m)

Double glazed window to front aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, integrated fridge/freezer and dishwasher, space for washing machine, wall mounted boiler, radiator, Amtico flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

15'05 x 10'02 max (4.70m x 3.10m max)

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

EN-SUITE TO MASTER BEDROOM:

Enclosed double shower unit, partly tiled walls, inset WC, inset wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

BEDROOM TWO:

10'02 x 9'10 (3.10m x 3.00m)

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

BEDROOM THREE:

9'10 x 7'01 (3.00m x 2.16m)

Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling

FAMILY BATHROOM

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with shower attachment, inset WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

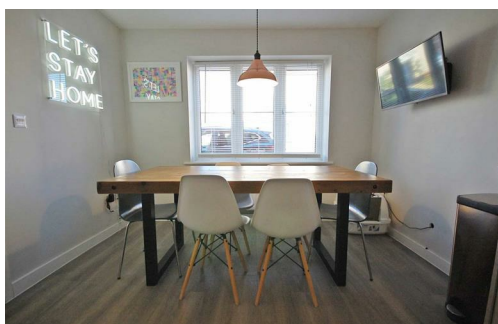
Enclosed rear garden mainly laid to lawn with raised decking area, side access via a gate to the front of the property, side access to studio room.

STUDIO ROOM:

Part converted from the garage, double glazed window to rear aspect, vinyl flooring, smooth ceiling.

GARAGE, DRIVEWAY AND PARKING:

Garage fitted with up and over door, lighting and power, with driveway parking for two vehicles.



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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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