

38 Hadfield Drive, Black Notley, Braintree, CM77 8XW



Freehold

Offers In Excess Of

£455,000

Subject to contract

4 bedrooms  
3 reception rooms  
2 bathrooms



A large four bedroom semi detached property situated in the popular area of Black Notley and located on a corner plot.

# Some details

## General information

A large four bedroom semi detached property situated in the popular area of Black Notley and located on a corner plot.

The entrance door gives access to the entrance hall with stairs rising to the first floor and doors giving access to all accommodation and the ground floor cloakroom with low level W.C and a wash hand basin. The snug/dining room is dual aspect with windows to the front and side. The large lounge is situated to the rear of the property with windows to either side and French doors opening out to the garden. The kitchen/breakfast room is situated to the right hand side of the property with the breakfast room benefits from French doors to the rear opening out to the garden and a door to the utility which in turn also gives access to the rear garden and has space for white goods and a sink inset to work surface. The kitchen has a window to the front aspect, range of wall and base units incorporating cupboards and drawers, sink inset to worktop surfaces, inset gas hob with oven beneath and extractor fan over, integrated fridge freezer and space for a dishwasher.

On the first floor the L shaped landing has a window to the rear, loft access, airing cupboard housing the boiler and shelving and a further shelved storage cupboard. The master bedroom has windows to the front and side aspect and door to the ensuite comprising rainfall shower, W.C, wash hand basin, window to the front and towel rail. Bedroom two and three are both dual aspect and good size double rooms with bedroom four having a window to the side aspect. The family bathroom has an obscure window to the front aspect, panel enclosed bath with shower over, wash hand basin and a W.C.

### Lounge

21' 9" x 11' 7" (6.63m x 3.53m)

### Dining room

14' 9" x 11' 3" (4.5m x 3.43m)

### Breakfast room

8' 10" x 8' 3" (2.69m x 2.51m)

### Kitchen

11' x 9' 11" (3.35m x 3.02m)

### Utility room

6' 5" x 6' 1" (1.96m x 1.85m)

### Cloakroom

### Landing

### Bedroom one

14' 10" x 10' 3" (4.52m x 3.12m)

### Ensuite

### Bedroom two

14' 2" x 9' 2" (4.32m x 2.79m)

### Bedroom three

11' 8" x 9' 11" (3.56m x 3.02m)

## Bedroom four

12' 3" x 6' 8" (3.73m x 2.03m)

## Bathroom

## Outside

The property is situated on a corner plot and has access to the garage and carport with the garage having an up and over door and power and light connected. There is gated access from the carport giving access to the rear garden which is split into two distinct zones commencing with a paved patio area ideal for seating. There is a fence and gate giving access to the remainder of the garden which is laid to lawn with flower and shrub borders and there is a timber shed to remain.

## Location

The property is situated on the outskirts of Witham and just a short walk from local amenities. For the commuter the mainline railway station has a fast and frequent service to London Liverpool Street. The market town of Witham has a variety of shops serving day-to-day needs with two shopping centres and Tesco supermarket. Witham is bypassed by the A12 trunk road, which leads to Chelmsford, M25 and London to the South, and to the North, Colchester and East Anglia. Also the nearby A120, which has recently been widened now gives easy access to Stansted Airport and M11.

## Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - GH

## Directions

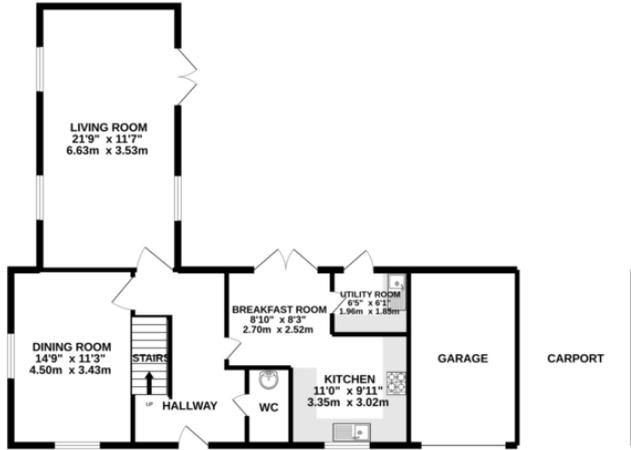
From Witham office, turn left at the traffic lights into Collingwood Road, at the mini-roundabout turn left, over the railway bridge, at the roundabout turn left into Chipping Hill, follow this road to Powers Hall End, and at the next roundabout turn right into Flora Road, continue along this road into the countryside, you will pass through the village of Faulkbourne and into White Notley, continue through White Notley back into open countryside, past Lords Golf & Country Club, at the mini roundabout take the first exit into Mary Ruck Way, continue along Mary Ruck Way proceeding to the first mini roundabout where the property and Hadfield Drive can be found on your left hand side.

## Further information

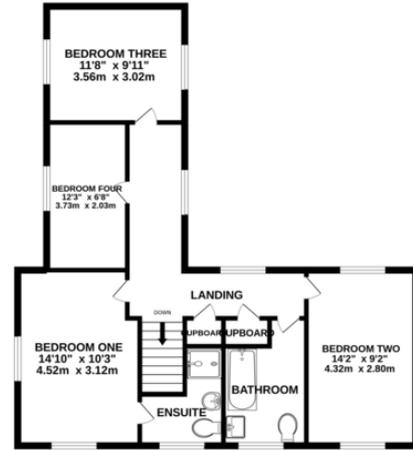
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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