



- Detached Family Home
- Three Double Bedrooms
- South Facing, Private Rear Garden
- Garage
- Workshop
- En-Suite, Family Bathroom And Downstairs WC
- Black Notley Village
- Ample Off Road Parking

## 148 Witham Road, Black Notley, Braintree, Essex. CM77 8LX.

Situated within the desirable location of Black Notley Village, within easy reach of both the town centre and Cressing train station, is this immaculately presented, three bedroom detached house. The property has been finished to a high standard both internally and externally by the current owners, making this a low maintenance purchase for any family. Internally some highlights include a spacious living room, a generous dining room, a separate kitchen, a ground floor cloakroom, three well appointed bedrooms and a newly fitted en-suite and family bathroom. Outside you will find the property is further enhanced by having a secluded, south facing rear garden, a garage with a workshop to the rear and a driveway providing off road parking for numerous vehicles. An early internal inspection is strongly advised to avoid any disappointment.



# Property Details.

## Entrance Hall

Entrance door, radiator, stairs to first floor, engineered oak flooring

## Cloakroom

Radiator, double glazed obscure window to front aspect, low level w/c, wash hand basin, part tiled walls, tiled flooring

## Lounge



17' 3" x 11' 4" (5.26m x 3.45m) Radiator x2, double glazed window to front aspect, telephone point, tv point, double glazed patio door to rear

## Dining Room



9' 3" x 11' 0" (2.82m x 3.35m) Radiator, double glazed window to front aspect, tv point, engineered oak flooring

## Kitchen



14' 3" x 7' 6" (4.34m x 2.29m) Radiator, double glazed window to rear aspect, door to rear accessing garden, under stair storage cupboard, telephone point, matching wall and base units, rolled edge worksurfaces, inset porcelain sink with drainer, integrated oven, electric hob with extractor over, integrated fridge. integrated dishwasher, space and plumbing for washing machine

## First Floor Landing



Double glazed window to rear aspect, access to loft, access to all bedrooms and family bathroom

# Property Details.

## Bedroom One



17' 3" x 9' 4" (5.26m x 2.84m) Radiator x2, double glazed windows to front and rear aspect, tv point, built in wardrobes x3

## En-Suite

Heated towel rail, low level w/c, vanity wash basin, shaver point, extractor fan, shower cubicle, part tiled walls, tiled flooring

## Bedroom Two



9' 11" x 9' 5" (3.02m x 2.87m) Radiator, double glazed window to front aspect

## Bedroom Three



11' 0" x 6' 11" (3.35m x 2.11m) Radiator, double glazed window to rear aspect, telephone point

## Family Bathroom

Heated towel rail, double glazed obscure window to front aspect, low level w/c, feature wash hand basin with fitted mirror and cabinets over, recessed triple shelving unit, extractor fan, panelled bath, part tiled walls, tiled flooring, inset spotlights

## Frontage

To the front of the property there is hedging outlining the front boundary with parking for numerous vehicles leading to the detached timber garage and side access into the rear garden

## Rear Garden



The rear garden commences with a patio hardstanding area, perfect for garden furniture with a raised remainder laid to lawn, mature shrub beds and high hedging to rear boundaries, the property is un-overlooked from the rear aspect, outside tap and access door to the garage as well as a timber shed to remain

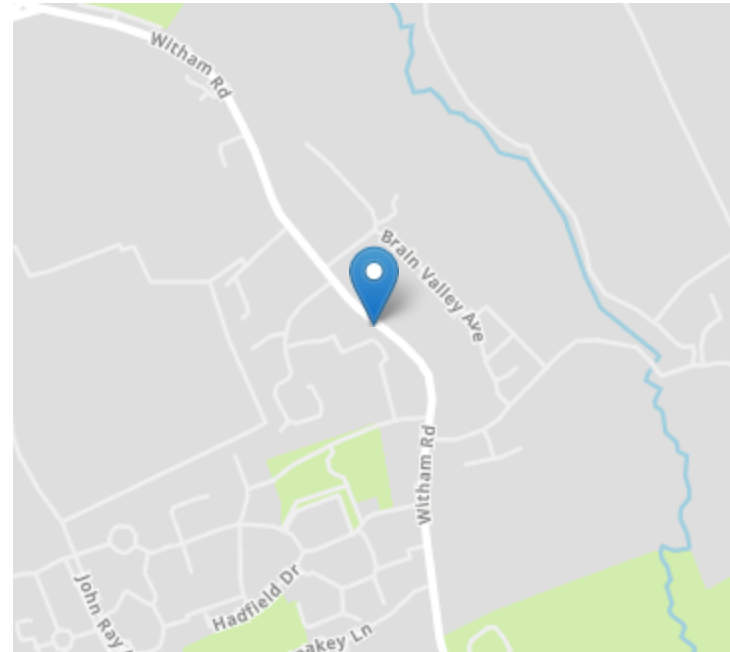
## Garage

To the rear of the garage is a work shop measuring 7'9 x 6'4 with power and light, work top to one side. The garage itself has twin opening timber doors and power and light connected with a window overlooking the garden

# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.