



- Three bedroom house
- Townhouse
- Village of Black Notley
- Easy access to Braintree & Witham Towns
- En suite & Dressing room
- Cloakroom
- Garage & Parking
- Spacious lounge

## 6 Constable Way, Black Notley, Braintree, Essex. CM77 8FE.

Forming part of the popular Hospital Fields Development which makes up part of the village of Black Notley, is this well presented & deceptively spacious three bedroom townhouse overlooking a well-kept greensward. The property offers light and airy accommodation spread across three floors, offering a versatile family home for a variety of prospective purchasers. The ground floor accommodation comprises entrance hall which provides access to the first floor, cloakroom, kitchen, and a spacious sitting room with access to the rear garden. To the first floor, there are well-appointed double bedrooms and the family bathroom. To the second floor, you will find the master bedroom which includes a dressing area & en suite shower room. Outside, the property is further enhanced by having a private rear garden, single garage & off-road parking. For further details, please don't hesitate to get in touch with Michaels Property Consultants.....



# Property Details.

## Entrance Hall

Tiled entrance hall with stairs to the first floor, doors to Living Room, Kitchen, and Cloakroom

## Cloakroom

Low-level WC, hand wash basin, radiator

## Kitchen

10' 7" x 7' 8" (3.23m x 2.34m) Tiled flooring, UPVC window to front aspect, matching wall and base level units with edged work surfaces, inset sink with mixer tap and drainer, integrated oven with gas hob and extractor over, space for fridge-freezer and washing machine. Radiator.

## Lounge/Diner

15' 4" x 14' 9" (4.67m x 4.50m) Carpet flooring, radiator, french doors to rear garden, TV point, under stair storage cupboard, window to rear aspect.

## First Floor Landing

Carpet flooring, stairs to the second floor, doors to;

## Bedroom Two

9' 11" x 14' 9" (3.02m x 4.50m) Carpet flooring, 2 x windows to rear aspect, radiator, fitted wardrobes.

## Bedroom Three

10' 11" x 11' 0" (3.33m x 3.35m) Carpet flooring, window to front aspect, radiator, fitted wardrobe.

## Family Bathroom

Bath with shower over, obscure window to front aspect, WC and hand wash basin inset to vanity unit.

## Master Bedroom

4.50 x 4.49 > 3.42 (14'9" x 14'8" > 11'2") Spacious master bedroom suite with carpet flooring, window to front aspect, radiator, opening to dressing room, door to en-suite.

## Dressing Room

8' 6" x 5' 9" (2.59m x 1.75m) Carpet flooring, fitted wardrobe.

## En suite

Panelled bath with shower over. Vanity unit with inset hand wash basin, low level WC, chrome heated towel rail. Obscure window to rear aspect.

## Frontage

Overlooking quiet greensward to front, path to front entrance door

## Rear Garden

commencing with a decking area, then onto remaining garden to lawn, enclosed by panelled fencing. Rear access gate leading to parking area and Garage.

## Garden & Parking

Single Garage with up and over door to front. Parking area immediately to the rear of the property with further on-street parking available to front.