



- Five bedroom house
- Three bathrooms
- Village of Black Notley
- Garage & Off road parking
- Spacious kitchen/diner
- Utility Room
- Cloakroom
- Overlooking An Attractive Greensward
- Well presented
- Short walk to village amenities

## 14 Hadfield Drive, Black Notley, Braintree, Essex. CM77 8XW.

Forming part of the frequently requested Hospital Fields Development which makes up part of the quaint village of Black Notley, is this substantial five DOUBLE bedroom detached house. The property comes to the market in good decorative order throughout, offering a stylish & extremely versatile family home arranged over three floors. This ground floor of this impressive residence features an entrance hall, cloakroom, a spacious lounge with French doors & a feature fireplace, a large kitchen/diner with solid wood worktops & centre island, and a separate utility room. On the first floor, you will find bedrooms one & two both of which have en suite bathrooms, an additional double bedroom, and the family bathroom. On the second floor, you will find a further two double bedrooms and a landing with fitted storage. Outside, the property is further enhanced by having a well maintained rear garden and a single garage with additional parking in front.





# Property Details.

## Entrance Hall

LVT flooring, stairs rising to the first floor, doors to;

## Cloakroom

Obscure window to front, WC, pedestal hand wash basin, radiator.

## Lounge



19' 7" x 11' 3" (5.97m x 3.43m) Carpet flooring, feature electric fireplace. TV point, french doors leading to rear garden, double glazed sash window to front.

## Kitchen/Diner



23' 6" x 11' 10" (7.16m x 3.61m) LVT flooring, double glazed window to front & rear, recessed downlighting, space for dining table, re-fitted kitchen comprising of wall & base units with incorporating central island unit with breakfast bar, solid oak worktops, integral wine cooler & dishwasher, spaces for range oven with extractor over, one & half sink with mixer tap, under counter lighting.

## Utility Room

Laminate flooring, under-stair storage cupboard, space for American style fridge freezer & washing machine, wall & base units, stainless steel sink, door leading to rear garden.

## First Floor Landing

Carpet flooring, stairs rising to the second floor;

## Master Bedroom



12' 6" x 10' 4" (3.81m x 3.15m) Carpet flooring, radiator, sash window to front, fitted wardrobe, walk-in wardrobe, door to en-suite;

## En suite



Four-piece suite comprising of double shower, bath, pedestal hand wash basin, WC, obscure window to rear, extractor fan.

## Bedroom Two



11' 3" x 9' 6" (3.43m x 2.90m) Carpet flooring, radiator, double glazed window to rear, fitted wardrobes, door to en-suite.



# Property Details.

## En suite



Double shower, WC, pedestal hand wash basin, obscure window to rear.

## Bedroom Five

10' 2" x 8' 0" (3.10m x 2.44m) Carpet flooring, radiator, sash window to front.

## Family Bathroom

Bath with shower over, pedestal hand wash basin, WC, radiator, obscure window to front.

## Second Floor Landing

Two large storage cupboards, doors to;

## Bedroom Three



12' 4" x 12' 4" (3.76m x 3.76m) Carpet flooring, double glazed window to front, radiator, 2x fitted wardrobes.

## Bedroom Four

12' 4" x 9' 1" (3.76m x 2.77m) Carpet flooring, double glazed window to front, radiator.

## Rear Of The Property



Commencing with a paved patio area, with retaining wall and steps leading up to garden laid to lawn, with mature borders, enclosed by panelled fencing. Shed to remain, side access leading to Parking area and Garage.

## Garage & Parking



Single Garage with up and over door and driveway parking in front.

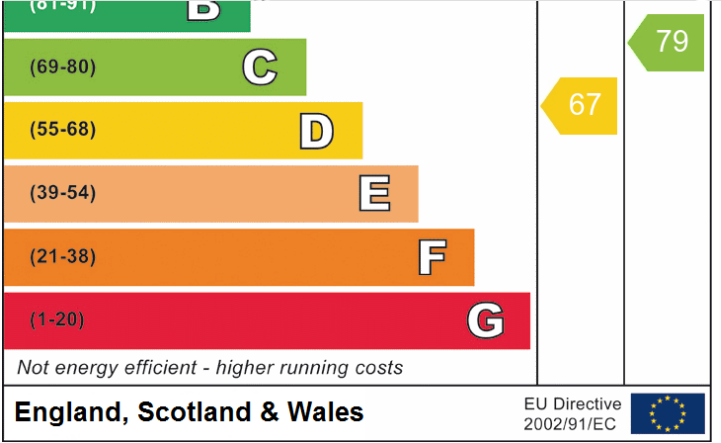
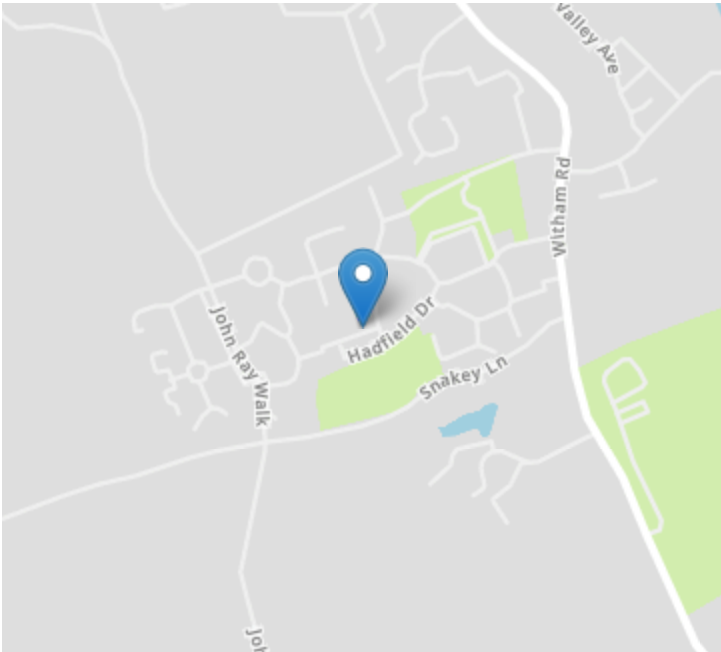
# Property Details.

## Floorplans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## Location



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.