



- Five bedroom detached house
- Double fronted
- Double garage
- Three bedrooms
- Three reception rooms
- Spacious living accommodation
- Black Notley
- Extended

118 Mary Ruck Way, Black Notley, Braintree, Essex. CM77 8FU.

** Guide Price £600,000 - £650,000 **Forming part of this family orientated development in the frequently requested village of Black Notley, is this truly magnificent five bedroom, double fronted detached house. This well established property has been sympathetically extended and tastefully refurbished, to create this very large and extremely versatile family home. There is an array of spacious living accommodation on offer and on the ground floor some highlights include a fabulous kitchen / diner with centre island and a variety of fitted appliances, utility room, living room with open fireplace, dining room, study and cloakroom.



Property Details.

Entrance Hall

Double glazed entry door to front, radiator, smooth ceiling, tiled floor, stairs to first floor, under stairs storage cupboard

Cloakroom

Smooth ceiling, radiator, low level W/C, hand wash basin, tiled splash back, wood effect laminate flooring

Lounge



23' 3" x 12' 0" (7.09m x 3.66m) Smooth ceiling, carpet, radiator, double glazed windows to front, television & telephone point, open fireplace with surround, double glazed French doors to rear

Dining Room



16' 7" x 16' 0" (5.05m x 4.88m) Smooth ceiling, radiator, carpet, double glazed windows to front, double glazed French doors to rear, loft access

Study

11' 6" x 10' 4" (3.51m x 3.15m) Smooth ceiling, carpet, double glazed windows to front, television & telephone point

Kitchen / Diner

24' 4" x 14' 4" (7.42m x 4.37m) Smooth ceiling, tiled floor with under floor heating, double glazed window to rear, matching wall & base units, centre island, roll edge worktops, sink with inset drainer unit, stainless steel extractor hood, induction hob, tiled splash back, integrated double oven, integrated dishwasher, space for American style fridge / freezer, door to utility room;

Utility

Smooth ceiling, tiled floor, radiator, double glazed door to rear, matching wall & base units, worktops, sink with inset drainer, plumbing for washing machine, tiled splash back

First Floor Landing

Smooth ceiling, radiator, double glazed window to front

Master Bedroom



13' 8" x 12' 2" (4.17m x 3.71m) Smooth ceiling, radiator, double glazed window to front, television point, doors to En-suite & dressing room;

En-suite



Smooth ceiling, heated towel rail, opaque double glazed window to rear, low level W/C, his and her basins with vanity unit underneath, extractor fan, double walk in shower, tiled floor, fully tiled walls, shaver point

Property Details.

Dressing Room

9' 3" x 5' 1" (2.82m x 1.55m) Smooth ceiling, double glazed window to rear, double fitted wardrobes

Bedroom Four

13' 4" x 11' 8" (4.06m x 3.56m) Smooth ceiling, double glazed window to front, radiator, television point

Bedroom Five

11' 8" x 9' 6" (3.56m x 2.90m) Smooth ceiling, double glazed window to rear, radiator, television point

Family Bathroom



Smooth ceiling, radiator, opaque double glazed window to rear, low level W/C, hand wash basin, shaver point, extractor fan, panelled bath with shower over, part tiled walls

Second Floor Landing

Smooth ceiling, double glazed Velux window to rear

Bedroom Two



14' 9" x 12' 5" (4.50m x 3.78m) Smooth ceiling, radiator, double glazed window to front & side, television point, double fitted wardrobes

En-suite



Smooth ceiling, double glazed window to rear, low level W/C, hand wash basin with vanity unit underneath, shaver point, extractor fan, double walk in shower which is fully tiled, part tiled walls, tiled floor

Bedroom Three

17' 1" x 12' 2" (5.21m x 3.71m) Smooth ceiling, double glazed windows to front & rear, television point

Rear Garden



Mainly laid to lawn, patio area, enclosed brick wall, summerhouse to remain, outside tap & light, access to double garage;

Double Garage & Parking

Private driveway which provides off road parking for multiple vehicles, double garage with electric up & over doors and eves storage above

Property Details.

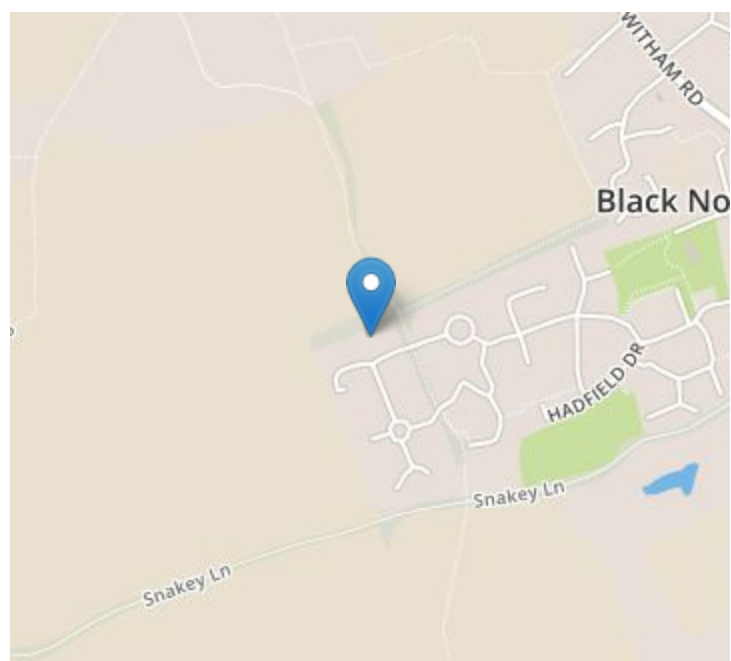
Floorplans



Total area: approx. 2274.8 sq. feet

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Location



Energy Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

