



- Semi Detached House
- Four Bedrooms
- En Suite Bathroom
- Refitted Kitchen
- Lounge & Conservatory
- Accommodation Over Three Floors
- Driveway & Garage
- Desirable Village Location

### Mary Ruck Way, Black Notley, Braintree, Essex. CM77.

Situated in the highly desirable village of Black Notley, is this four bedroom family home with accommodation set over three floors. The property enjoys a downstairs cloakroom, refitted kitchen, living room and conservatory to the ground floor. The first floor offers three bedrooms and a refitted family bathroom whilst the second floor offers a further bedroom and en suite. The property has parking for 4 cars to the front and rear and in addition there is also a garage. The property also sits beautifully to a wooded copse, offering lovely views.





# Property Details.

## Ground Floor

### Entrance

Entrance door to:

### Entrance Hall

Laminate flooring, covered radiator, storage cupboard, stairs to first floor

### Cloakroom

Low level WC, vanity hand wash basin with cupboards under, heated towel rail, double glazed window to front, tiled floor

### Refitted Kitchen



10' 9" x 7' 6" (3.28m x 2.29m)

Inset ceramic sink unit with right drainer and cupboards under, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, oven hob and extractor fan, space for appliances, tiled floor, double glazed window to front, radiator

### Living Room



13' 7" x 14' 3" (4.14m x 4.34m)

Double glazed window to rear, double glazed French doors leading to conservatory, laminate flooring, two radiators, under stairs storage

cupboard, feature electric fireplace

### Conservatory



14' 2" x 7' 9" (4.32m x 2.36m)

Double glazed window to rear, double glazed French doors to rear, double glazed window to side, laminate flooring

## First Floor

### First Floor Landing

Airing cupboard, radiator, stairs to second floor

### Bedroom



11' 5" x 8' 5" (3.48m x 2.57m)

Two double glazed windows to front, radiator, built in wardrobes

### Bedroom

8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed window to rear, radiator, built in single wardrobe

# Property Details.

## Bedroom



8' 2" x 6' 1" (2.49m x 1.85m)

Double glazed window to rear, radiator

## Refitted Family Bathroom



Low level WC, hand wash basin, panelled bath with shower above, double glazed window to front, tiled floor, down lighters

## Second Floor

### Second Floor Landing

Door leading to bedroom

### Bedroom

10' 8" x 9' 4" (3.25m x 2.84m)

Reducing with sloping ceiling

### Inner Hall

Built in wardrobe

### En Suite

Low level WC, hand wash basin, walk in shower cubicle, heated towel rail, velux window to side, down lighters

## Outside

### Front

To the front of the property there is a recently installed block paved driveway providing parking for 3/4 cars, the property also enjoys siding onto a wooded copse which provides lovely views

### Rear



The rear garden is in a t shaped position with artificial lawn throughout with a secluded decking area to the side which currently has a 6 man hot-tub that can be purchased from the vendors if desired. Block paved pathway which leads to gate then in turn to garage and driveway

### Agents Note

The property was built approx 21 years ago and at this time the property was in need of foundations strengthening. This was carried out by the original developer.

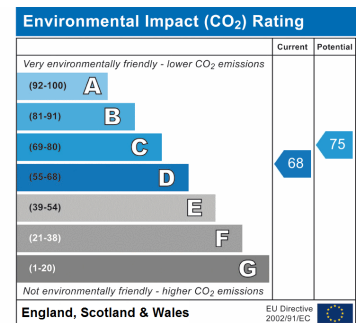
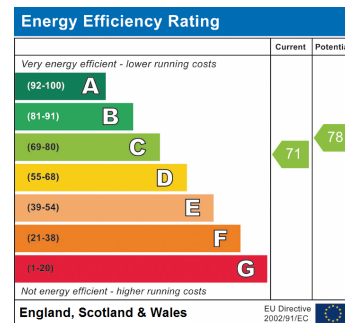
# Property Details.

## 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.