



## Barnfields, Church Road, Black Notley, Braintree, Essex. CM77 8LG

- RURAL DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- FARMLAND VIEWS
- GOOD SIZE PLOT
- DOUBLE GARAGE
- AMPLE PARKING
- WELL PRESENTED THROUGHOUT
- LARGE KITCHEN/BREAKFAST ROOM
- VIEWING HIGHLY RECOMMENDED





## PROPERTY DESCRIPTION

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We are pleased to offer for sale this well presented three bedroom detached chalet bungalow that comprises of a spacious lounge, large kitchen/breakfast room, utility room, luxury family bathroom and an en-suite to the principal bedroom. Externally the property benefits from a double garage, ample parking and well maintained gardens to the side and rear with farmland views.

Black Notley itself offers excellent day to day facilities and the property is with easy reach of Braintree Town Centre for its more comprehensive facilities and railway station with service through to London (Liverpool Street Station). There is also a branch station at White Notley and Cressing.



# ROOM DESCRIPTIONS

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## PROPERTY INFORMATION

**COVERED PORCH:** Door with double glazed leaded side lights to the reception hall.

**'L' SHAPED RECEPTION HALL:** Staircase rising to the first floor galleried landing and cupboard beneath. Radiator.

**LOUNGE 17'2" X 14'10":** Double glazed leaded windows to the front. Double glazed patio doors to one side, log burner with feature brick surround.

**KITCHEN/DINING ROOM 25'8" X 10'8":** Fitted with a range of base and wall mounted storage cupboards, Further matching dresser style cabinet to one wall. Stainless steel sink unit. Plumbing for dishwasher. Fitted rangemaster cooker and extractor hood, double glazed window to the front, double glazed window to the rear overlooking the courtyard with fields beyond.

**UTILITY ROOM 11'3" X 6'5":** Concealed gas fired boiler and water softener. Plumbing for washing machine. Vent for tumble dryer. Double glazed windows to the rear, Stable door to one side. Butler sink unit. Fitted worktops and storage cupboards.

**GROUND FLOOR BEDROOM TWO 12'5" X 9'10":** Double glazed windows to the rear, Radiator.

**GROUND FLOOR BEDROOM THREE 12'5" X 8'8":** Double glazed window to the front, Large walk-in wardrobe cupboard.

**LUXURIOUSLY APPOINTED FAMILY BATHROOM 11'4" X 7' + RECESS:** Tiled flooring. Walk-in curved shower cubicle with curved door. Feature rolled top bath on a stand, rectangular contemporary style sink unit again on a stand within a feature recess. Part tiled walls. Heated towel rail. Double glazed windows to the rear.

**FIRST FLOOR GALLERIED LANDING:** Galleried landing overlooking the reception hall. Door to the master bedroom.

**MASTER BEDROOM 17'10" X 16'6":** Double glazed windows to both the front and rear affording the fabulous farmland views. Built-in eves wardrobe and storage cupboards. Access to a loft area. Built-in airing cupboard.

**EN SUITE SHOWER ROOM/WC:** Fully tiled walls. Ceramic tiled floor. Heated towel rail. Base unit with display top with drawers and cupboards beneath, rectangular wash hand basin, low level WC with adjacent storage cupboards and display tops. Curved shower cubicle with glazed door. Radiator, double glazed window to the rear.

**EXTERIOR:** As previously mentioned the property is set within a semi rural location being adjacent to and having far reaching farmland views to both the front and rear. The property is within close proximity of local facilities and the railway line.

To one side the gravelled driveway provides off-road car parking for several vehicles and leads to the detached double width garage.

**DETACHED DOUBLE WIDTH GARAGE:** Electrically operated up and over door. Power and light. Pitched roof storage space.

To one side of the cottage and to the rear there is a fully retained courtyard and patio area retained by low picket fencing with mature shrubs and bushes, beyond which there are views across fields.

Beyond the patio and courtyard there are the lawned gardens set to one side of the house which area overlooked to from one boundary by a feature raised decked veranda from where one can also enjoy the fabulous farmland views.

## Services

All main services are connected apart from mains drainage as a Septic Tank is in use.

## Viewings

BY APPOINTMENT WITH BALCH ESTATE AGENTS

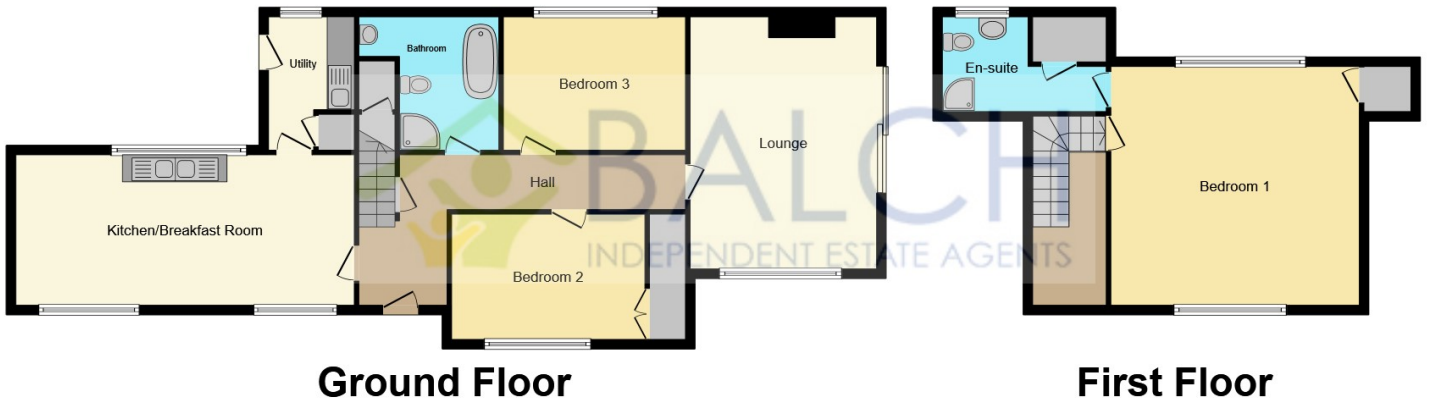
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets or furnishings.

## Estate Agents Act 1979 - Declaration of Interest

UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT AN EMPLOYEE OF BALCH ESTATE AGENTS HAS A PERSONAL INTEREST WITH THE VENDORS OF THIS PROPERTY.



# FLOORPLAN



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