



- 2/3 bedroom house
- Walkway position
- Black Notley
- Landscaped rear garden
- Garage & Off road parking
- No onward chain
- Spacious living accommodation
- Gas central heating

**1 Rose Walk, Black Notley, Essex. CM77 8AR.**

GUIDE PRICE £285,000 - £300,000

Occupying a secluded-walkway position, overlooking a well-kept green area; is this well-appointed three-bedroom house. The current owners have reconfigured slightly, by taking down a partition wall, to create a larger two-bedroom house. Forming part of this modern and family-orientated development in the frequently requested village of Black Notley; we feel the property would make an ideal purchase for first-time buyers and young families alike. The ground floor accommodation comprises of an entrance hall, which offers access to the first floor, cloakroom, spacious living room, and a well-equipped kitchen, with a separate dining area. On the first floor, there is the family bathroom, also there are two large double bedrooms, one of which, has fitted



# Property Details.

## Entrance Hall

Entry door to front, smooth ceiling, radiator, double glazed window to front, stairs to first floor

## Cloakroom

Smooth ceiling, vinyl floor tiles, opaque double glazed window to rear, low level W/C, hand wash basin, tiled splashback

## Lounge



13' 6" x 12' 4" (4.11m x 3.76m) Smooth ceiling, radiator, two double glazed windows to rear, double glazed French doors to rear, television & telephone point, electric fire with surround

## Dining Area



7' 8" x 12' 0" (2.34m x 3.66m) Smooth ceiling, radiator, double glazed window to front, tiled floor, door to storage cupboard

## Kitchen



8' 8" x 7' 4" (2.64m x 2.24m) Smooth ceiling, tiled floor, double glazed window to rear, double glazed door to side, matching wall & base units, worktops, inset sink with drainer unit, integrated oven & hob with extractor over

## Landing

Smooth ceiling, radiator, double glazed window to front, door to airing cupboard

# Property Details.

## Bedroom One



15' 7" x 10' 6" (4.75m x 3.20m) Smooth ceiling, radiator, double glazed windows to front & rear, telephone point, built-in wardrobes

## En-suite

Smooth ceiling, radiator, opaque double glazed window to rear, low-level W/C, hand wash basin, extractor fan, double shower which is fully tiled, part tiled walls, tiled floor

## Bedroom Two



9' 0" x 9' 1" (2.74m x 2.77m) Smooth ceiling, radiator, double glazed window to rear, loft access

## Family Bathroom

Smooth ceiling, radiator, opaque double glazed window to front, low level W/C, hand wash basin, extractor fan, paneled bath with shower attachment, part tiled walls, tiled floor

## Rear Garden



Full patio with railway sleeper borders, side access via wooden gate, outside tap & light, trees & shrub borders, enclosed by brick wall, access to garage;

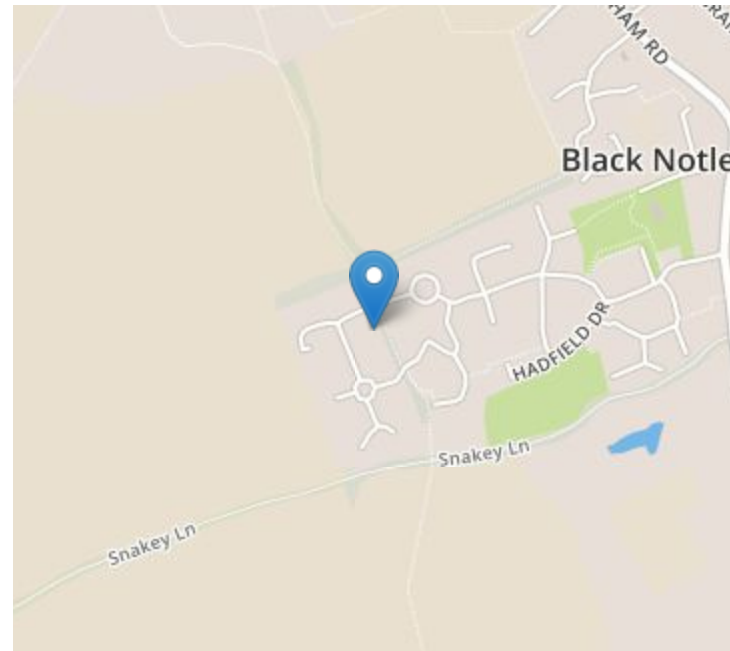
## Garage & Parking

Single garage with up & over door and parking in front

# 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.