



- Five bedroom detached house
- Planning permission granted
- Cloakroom
- Two en suite's
- Large corner plot
- Garage & Carport
- Refitted kitchen/Diner with quartz worktops
- Village of Black Notley
- Well presented throughout
- CCTV system

17 Mary Ruck Way, Black Notley, Braintree, Essex. CM77 8RA.

Occupying a fabulous plot to both the side and the rear of the property, is this five bedroom detached house arranged over three floors. The current owners of this impressive residence have also ascertained planning permission for a rather large extension. The ground floor accommodation comprises entrance hall which offers access to the first floor, cloakroom, double aspect lounge, and a recently refitted kitchen/diner with breakfast bar & quartz worktops. To the first floor, you will find the master bedroom with en suite shower room, two additional bedrooms, and the recently refitted bathroom which includes a rolltop bath with an integrated television. To the second floor, there are two additional double bedrooms and a further en suite shower room. This versatile family is further enhanced by having an attractive rear garden, a large & secluded plot to the side of the dwelling, garage, and also off-road parking for two vehicles. New to the market, early internal viewing is strongly advised.....



Property Details.

Entrance Hall

Double glazed entry door to front, radiator, wood flooring, stairs rising to first floor, doors to;

Cloakroom

low-level W/C, wash hand basin with vanity unit underneath, tiled splashback vinyl flooring

Lounge



19' 8" x 10' 0" (5.99m x 3.05m) Double glazed windows to the front & side, wood flooring, television & telephone point

Kitchen



19' 8" x 11' 5" (5.99m x 3.48m) Double glazed window to side, double glazed French doors to side, matching wall & base units, quartz worktops, ceramic sink, tiled splashback, tiled floor, integrated double oven, electric hob with extractor over, space for American style fridge/freezer, integrated washing masher/dryer & dishwasher

Bedroom One



15' 1" x 10' 3" (4.60m x 3.12m) Double glazed windows to front & side, radiator, double fitted wardrobes, door to;

En suite

Radiator, low-level W/C, wash hand basin, extractor fan, shower cubicle which is fully tiled, tiled walls

Bedroom Two



Velux window to rear, radiator, eves storage, door to;

En suite

Velux window to front, radiator, low-level W/C, wash hand basin, shower cubicle which is fully tiled, walls

Property Details.

Bedroom Three



10' 3" x 12' 0" (3.12m x 3.66m) Velux window to rear, radiator, eves storage

Bedroom Four



10' 1" x 10' 4" (3.07m x 3.15m) Double glazed window to front & side, radiator

Bedroom Five



9' 4" x 9' 9" (2.84m x 2.97m) Double glazed window

to side, radiator

Family Bathroom

Opaque double glazed window to front, heated chrome towel rail, low-level W/C, wash hand basin, freestanding rolltop bath, tiled walls, tiled floor

Rear Garden



Mainly laid to lawn, patio area, paved path leading to the garage, outside tap & lighting, side access via gate, enclosed by paneled fencing

Side Garden / Corner Plot

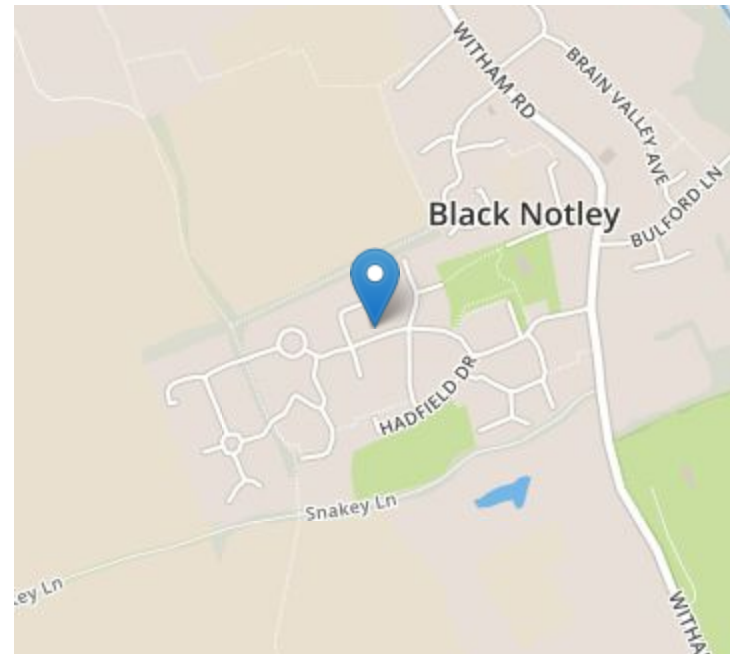


Mainly laid to lawn, enclosed by iron railings, access via iron gates either side, mature trees & shrubbery, shrub borders, access to paring & garage

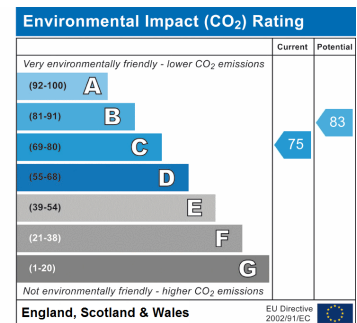
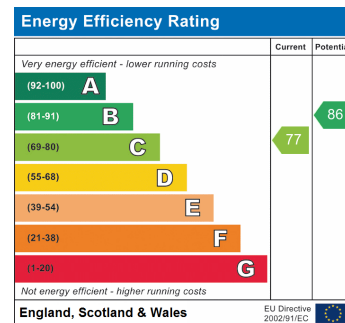
Property Details.

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.