



- Three bedroom house
- Walkway position
- Garage & off road parking
- Village of Black Notley
- Recently refurbished throughout
- Two reception rooms
- En suite to master
- New boiler

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

Occupying a secluded walkway position overlooking a well-kept green area is this deceptively spacious and recently refurbished 2/3 bedroom end terraced house. Originally constructed as a three-bedroom home, the current owners have removed a party wall between bedrooms 1 & 3 to create a larger master bedroom. 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 features a welcoming entrance hall that provides access to the first floor, a spacious lounge with French doors to the rear garden, a fitted kitchen with a separate dining area, and a cloakroom.



# Property Details.

## Entrance Hall

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

## Cloakroom



Smooth ceiling, 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, wood effect laminate flooring, door to large 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, space for appliances, wall mounted boiler, tiled splashback.

## First Floor Landing

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

# 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, door to;

## Bathroom



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

## En suite



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

## Rear Garden



The rear garden commences with a paved patio area with the remainder laid to lawn, enclosed by a brick wall and panelled fencing, side access via a wooden gate, outside tap & lighting.

## Bedroom Two



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

## Garage & Parking

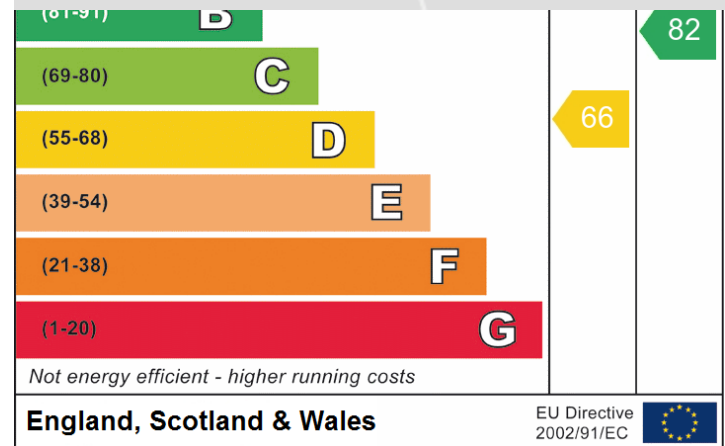
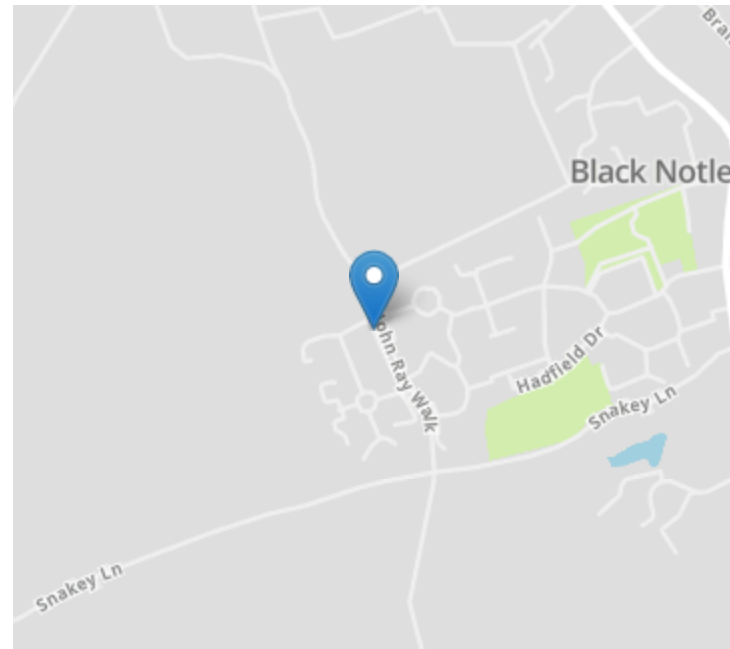


Single garage with up & over door and power connected, parking in front of the garage for 2 vehicles.

# Property Details.

## Floorplans

## Location



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.