



- Four bedroom house
- Link detached
- Two large reception rooms
- Cloakroom
- Kitchen/diner
- Utility
- Village of Black Notley
- En suite to master
- Garage & off road parking
- Gas central heating & UPVC windows

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

Forming part of the frequently requested Hospital Fields development which makes up part of the picturesque village of Black Notley is this four DOUBLE bedroom link detached house. The property boasts an array of spacious living accommodation arranged over two large reception rooms, making this a versatile family home for a variety of prospective purchasers. The found floor accommodation features an entrance hall, cloakroom, a large double aspect lounge which offers access to the rear garden, dining room/family room, a recently refitted kitchen which opens onto a breakfast area, and a separate utility room. On the first floor, there are four spacious double bedrooms with an en suite shower room to the master, and of course the family bathroom. Outside, this well-appointed family home is further enhanced by having a low-maintenance rear garden, a single garage, and off-road parking for two vehicles. New to the market, early internal viewing is essential.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, door to storage cupboard, stairs rising to the first floor, doors to;

Cloakroom



Radiator, WC, pedestal hand wash basin, tiled splashback, extractor fan.

Lounge



21' 9" x 11' 7" (6.63m x 3.53m) Double glazed windows to front & rear, French doors to rear, radiator, television & telephone point.

Dining Room



14' 9" x 10' 3" (4.50m x 3.12m) Double glazed windows to front & side, radiator.

Breakfast Room



8' 10" x 8' 3" (2.69m x 2.51m) French doors to rear garden, radiator, opening to;

Kitchen



9' 11" x 11' 0" (3.02m x 3.35m) Double glazed window to front, matching wall & base units with worktops, integrated oven & gas hob with extractor over, integrated fridge/freezer, space for appliances.

Property Details.

Utility

6' 5" x 6' 1" (1.96m x 1.85m) Double glazed window to rear, units with worktops over, space for appliances

First Floor Landing

Double glazed windows to rear, storage cupboards, loft access, doors to;

Bedroom One



14' 10" x 10' 3" (4.52m x 3.12m) Double glazed windows to front & side, radiator, fitted wardrobe, door to;

En suite

Heated chrome towel rail, WC, hand wash basin, shower which is fully tiled, extractor fan.

Bedroom Two



14' 2" x 9' 2" (4.32m x 2.79m) Double glazed windows to front & rear, radiator.

Bedroom Three



11' 8" x 9' 11" (3.56m x 3.02m) Double glazed window to side & rear, radiator.

Bedroom Four

12' 3" x 6' 8" (3.73m x 2.03m) Double glazed window to side, radiator.

Bathroom

Obscure double glazed window to front, heated towel rail, pedestal hand wash basin, WC, bath, double walk-in shower which is fully tiled, part tiled walls, extractor fan.

Rear Garden

The rear garden commences with a block paved patio area with the remainder laid to lawn, outside tap & lighting, enclosed by paneled fencing, rear access via a wooden gate.

Garage & Parking

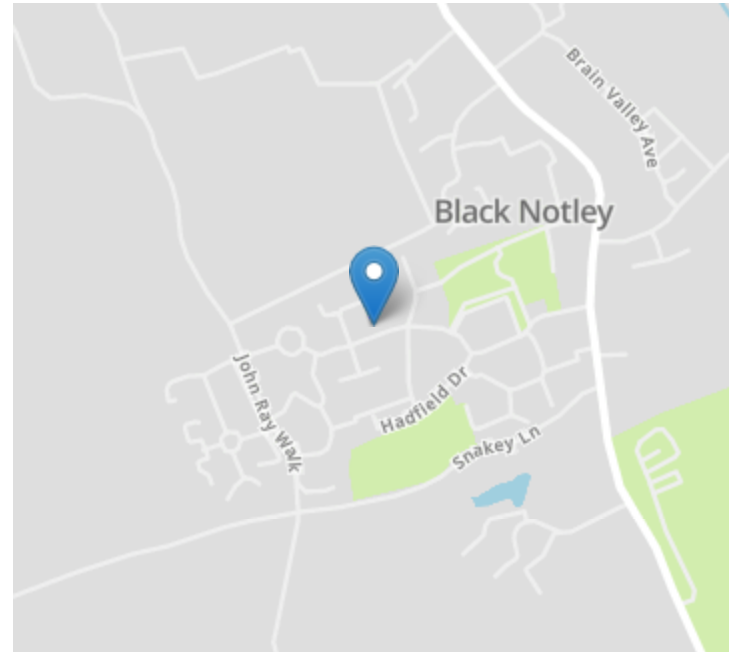
There is a single garage to the rear of the property with additional parking for two vehicles in front.

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.