



- 3/4 bedroom townhouse
- Cloakroom
- Kitchen/diner
- Conservatory
- Spacious lounge with Juliet balcony
- Three double bedrooms
- En suite to master
- Refitted family bathroom
- Landscaped rear garden
- Garage & Off road parking

## 7 Constable Way, Black Notley, Braintree, Essex. CM77 8FE.

Forming part of the frequently requested Hospital Fields Development which makes up part of the picturesque village of Black Notley, is this well presented & deceptively spacious 3/4 bedroom townhouse. The property also has the added benefit of overlooking a well-kept greensward area, making this an ideal family home for a variety of prospective purchasers. The accommodation comprises an entrance hall, cloakroom, dining room/fourth bedroom, kitchen/breakfast room, conservatory, a spacious lounge with a Juliet balcony, three double bedrooms with an en suite to the master, and a refitted family bathroom. Outside, the property is further enhanced by having an attractive landscaped rear garden, single garage & off-road parking. Offered for sale with no onward chain, an early internal viewing is strongly advised.





# Property Details.

## Entrance Hall



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

## Cloakroom



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

## Dining Room / Fourth Bedroom



10' 3" x 7' 9" (3.12m x 2.36m) Double glazed window to front, radiator.

## Kitchen/Breakfast Room



14' 5" x 10' 4" (4.39m x 3.15m) Double glazed window to rear, double glazed doors to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, integrated oven & hob with extractor over, space for appliances.

## First Floor Landing

Stairs rising to the first floor, doors to;

## Bedroom



9' 11" x 10' 5" (3.02m x 3.17m) Double glazed window to rear, radiator.

## Lounge





# Property Details.

14' 7" x 13' 8" (4.45m x 4.17m) Double glazed window & Juliet balcony to rear, radiator, television & telephone point.

## Bedroom



10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to rear, radiator.

## Master Bedroom



15' 0" x 8' 5" (4.57m x 2.57m) Double glazed window to front, radiator, fitted wardrobes, door to;

## En suite



Opaque double glazed window to front, heated chrome towel rail, WC, hand wash basin, extractor fan, shower cubicle which is fully tiled.

## Bathroom



Heated chrome towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with glass screen & shower over, tiled walls.

## Rear Garden



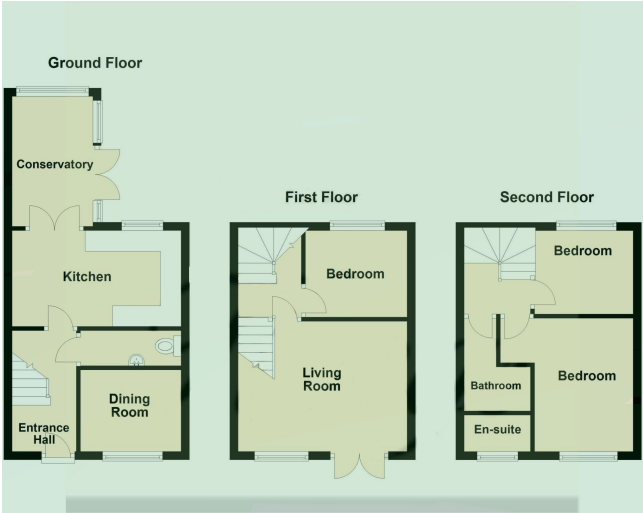
Paved patio area, artificial lawn area, paved path, enclosed by panelled fencing, rear access via wooden gate, outside tap, access to the garage;

## Garage

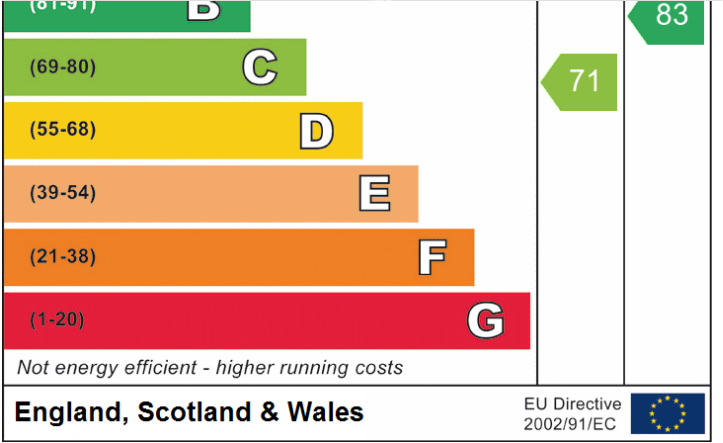
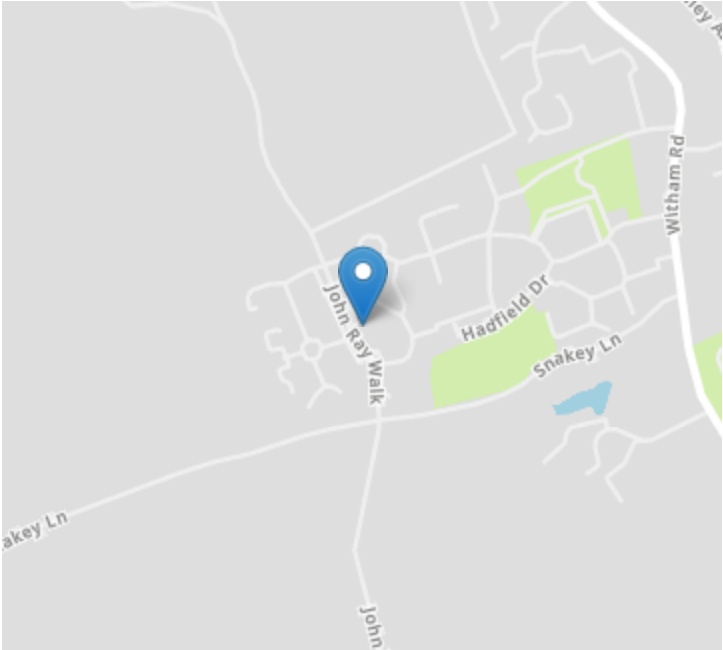
Single garage with up & over door, parking in front of the garage.

# 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.