



- Three bedroom house
- Loft room
- Charming period features
- Driveway & Parking
- Handy outbuilding
- Village of Black Notley
- Two reception rooms
- Extended
- Close to village amenities
- En suite to master

152 Witham Road, Black Notley, Braintree, Essex. CM77 8LX.

Forming part of the frequently requested village of Black Notley, which is situated within easy reach of both the Braintree town center & the Cressing train station, is this charming three bedroom semi detached cottage. The property enjoys two spacious reception rooms along with an abundance of original features, which include a log burning stove and exposed brickwork. The internal accommodation comprises lounge with log burning stove, country style kitchen, separate dining room, family bathroom, three well-appointed bedrooms with an en suite shower room to the master, and a converted loft room currently being used as a playroom/study. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a driveway that provides off road parking for two vehicles. New to the market, an early internal viewing is strongly advised.....



Property Details.

Lounge



12' 2" x 11' 3" (3.71m x 3.43m) Sash window to front aspect, solid wood entrance door, open fireplace with log burning stove, carpet flooring.

Dining Room



12' 9" x 12' 2" (3.89m x 3.71m) Solid wood flooring, sash window to front, french doors and window to rear, radiator.

Kitchen



9' 2" x 9' 4" (2.79m x 2.84m) Matching cream wall and base level units with original wood flooring. Solid wood work surfaces, tiled splashbacks, inset ceramic butler sink, gas cooker space with extractor over, original doors with Suffolk latches to two larder units. Space for fridge-freezer, exposed beams throughout, stairs rising to the first floor. Under counter lighting.

Inner Rear Hall

Wood flooring, window to rear and door leading to;

Bathroom



Tiled flooring, obscure window to side aspect, three-piece bathroom suite with pedestal hand wash basin, WC, freestanding roll top bath with shower over, radiator, part tiled walls, vaulted ceiling.

First Floor Landing

Bedroom One



13' 9" x 13' 3" (4.19m x 4.04m) 2 x sash windows to front and rear aspect, loft hatch, radiator, carpet flooring, door to;

En Suite

Tiled walls and flooring, enclosed shower cubicle, wall mounted hand wash basin and low-level WC, full-length chrome heated towel rail, shaving point, obscure window to side aspect, ceiling spotlights.

Property Details.

Bedroom Two



12' 4" x 11' 3" (3.76m x 3.43m) Sash window to front, feature original fireplace, carpet flooring, radiator.

Bedroom Three



9' 7" x 8' 11" (2.92m x 2.72m) Window to rear, 2 x fitted cupboards, carpet flooring, radiator, stairs to;

Attic Room



13' 0" x 9' 2" (3.96m x 2.79m) Potential as a child's bedroom but presently used as a playroom/office space. 2 x Velux windows to rear aspect, eaves storage, carpet flooring, ceiling spotlights, built-in storage cupboard housing gas boiler.

Frontage

To the front of the property is a shingled driveway providing parking for 2 x vehicles, pathway to front door, garden to lawn with raised flower beds.

Rear Garden



The rear garden is south facing and commences with a paved patio area, the remaining garden to lawn with raised flower beds. Rear access gate onto footpath providing direct access to local amenities.

Outbuilding

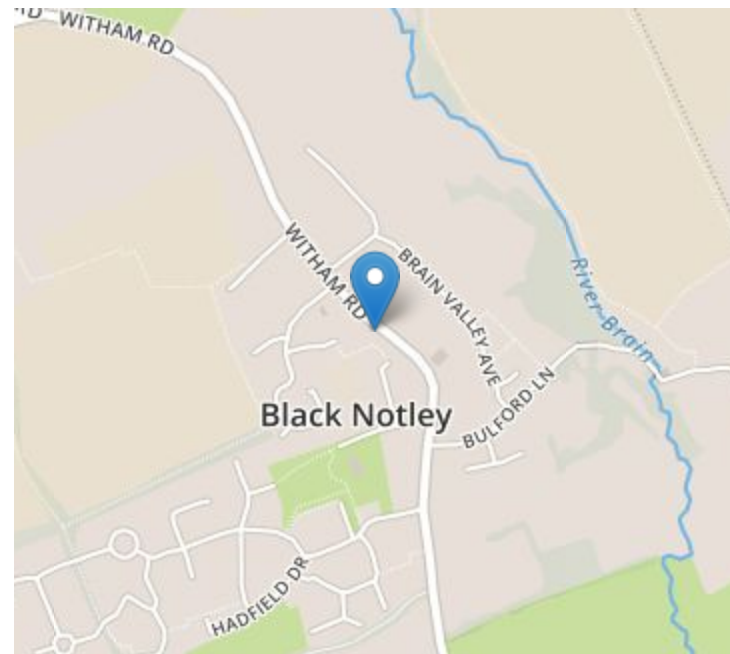
Utility outbuilding with electric and plumbing for washing machine.

Property Details.

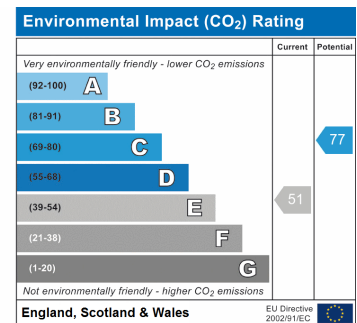
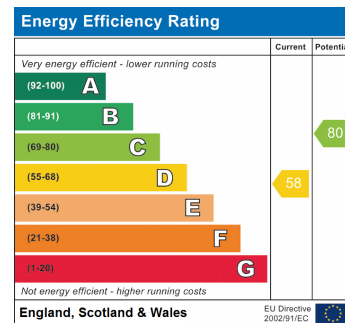
Floorplans



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.