



- Four bedroom detached house
- Two en suite shower rooms
- Double garage & ample off road parking
- Finished to an excellent standard throughout
- Air conditioning
- Landscaped gardens siding onto open fields
- High spec kitchen with AEG appliances
- Utility & Cloakroom

### 39 Denton Crescent, Black Notley, Braintree, Essex. CM77 8ZZ.

Occupying a generous plot at the end of this tranquil Cul De Sac which sides onto open fields is this beautifully presented four-bedroom detached house in the frequently requested village of Black Notley. This impressive residence enjoys an array of spacious accommodation arranged over both floors along with a variety of high-quality fixtures & fittings throughout, some of which include AEG appliances, air conditioning, and made-to-measure window shutters throughout. The ground floor features a welcoming entrance hall that provides access to the first floor, a cloakroom, a double aspect lounge with a feature fireplace and French doors to the rear garden, a dining room, a bespoke fitted kitchen with Quartz worktops & two AEG double ovens, and a separate utility room.





# Property Details.

## Entrance Hall



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

## Cloakroom

Tiled floor, radiator, hand wash basin, WC, tiled splashback, extractor fan.

## Lounge



23' 4" x 11' 9" (7.11m x 3.58m) Double glazed windows to front and side with fitted shutter, double glazed French doors to rear with fitted shutters, radiator, electric fire with ornate surround, television point.

## Dining Room



11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to front with fitted shutters, radiator, television point.

## Kitchen/Breakfast Room



12' 9" x 11' 6" (3.89m x 3.51m) Double glazed window to rear, tiled floor, radiator, matching high gloss wall & base units with Quartz worktops over, inset sink with side drainer unit, splashback, centre island with base units and Quartz worktop over, space for American style fridge/freezer, induction hob with extractor over, two AEG self-cleaning double ovens with steamer, integrated fridge & dishwasher, door to;

## Utility



Double glazed door to rear garden, tiled floor, radiator, matching wall & base units with Quartz worktops over, inset sink with side drainer unit, wall mounted boiler, space for appliances.

## First Floor Landing

Loft hatch with ladder, door to airing cupboard, doors to;

## Bedroom One



13' 6" x 12' 0" (4.11m x 3.66m) Double glazed window to front with fitted shutters, radiator, two built-in wardrobes, door to;



# Property Details.

## En suite



Opaque double glazed window to front, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, extractor fan, shower cubicle with wet boarding, tiled walls.

## Family Bathroom



Opaque double glazed window to rear, heated chrome towel rail, WC, hand wash basin, extractor fan, fully tiled walls, Jacuzzi bath.

## Bedroom Two



11' 8" x 9' 3" (3.56m x 2.82m) Double glazed window to rear with fitted shutters, radiator, built-in wardrobe, door to;

## Rear Garden



The rear garden commences with a large paved patio area, steps with railway sleepers leading to the lawn and additional seating area, enclosed by panelled fencing, outside tap & lighting, electric awning over patio, side access via a wooden gate.

## En suite

Opaque double glazed window to side, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, shower cubicle with wet boarding, extractor fan, tiled walls.

## Bedroom Three



11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to front with fitted shutters, radiator, built-in wardrobe.

## Double Garage



The double garage is accessed via electric roller doors, power connected, eves storage.

## Carport & Parking

There is a carport to the side of the double garage & additional parking in front of the garage.

## Bedroom Four

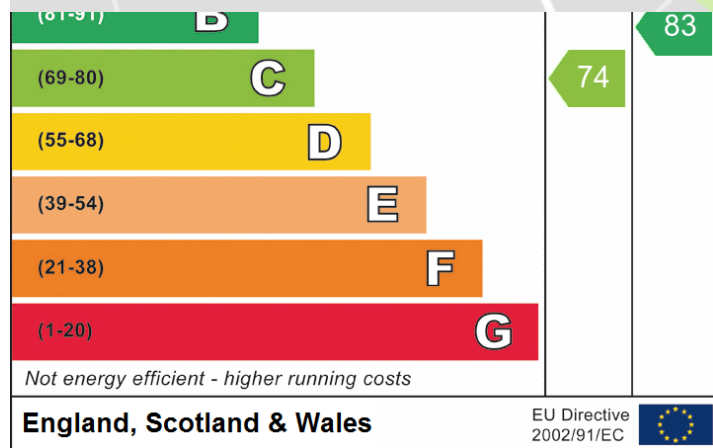
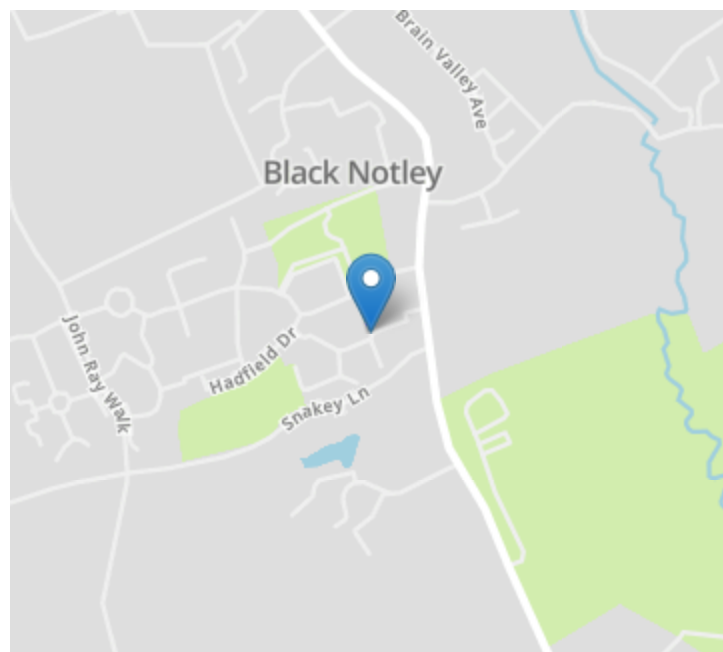
Double glazed window to rear with fitted shutters, radiator, large fitted wardrobe.

# 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.