



- 3/4 Bedroom house
- End terrace
- Black Notley
- En-suite to master
- Single garage & Parking
- Kitchen / diner
- Juliet balcony
- No onward chain

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

\*\* Guide Price £295,000 - £305,000 \*\*Forming part of this modern development in the frequently requested village of Black Notley, is this well presented and deceptively spacious 3/4 bedroom end terraced town house. The village itself offers a local shop, a selection of pubs & restaurants and it also falls within the catchment area for some of Braintree's finest Primary & Secondary Schooling. The internal accommodation consists of a large kitchen / diner, dining room / bedroom 4, cloakroom, spacious living room with Juliet balcony, three well appointed bedrooms with an En-suite to the master and a family bathroom.



# Property Details.

## Entrance Hall

UPVC entry door to front, smooth ceiling, under stairs storage cupboard, radiator, stairs to first floor

## Cloakroom

Smooth ceiling, radiator, low level W/C, hand wash basin, tiled splash back, extractor fan

## Dining Room / Bedroom 4



10' 2" x 7' 9" (3.10m x 2.36m) Smooth ceiling, radiator, television point, double glazed window to front

## Kitchen



14' 5" x 10' 0" (4.39m x 3.05m) Smooth ceiling, vinyl flooring, radiator, double glazed window & French doors to rear, matching wall & base units, worktops, sink with inset drainer, integrated oven, hob with extractor over, plumbing for washing machine & dishwasher

## First Floor Landing

## Lounge



14' 6" x 13' 5" (4.42m x 4.09m) Smooth ceiling, radiator, double glazed window to front, Juliet Balcony to front, television & telephone point

## Bedroom Two



10' 0" x 8' 5" (3.05m x 2.57m) Smooth ceiling, radiator, double glazed window to rear

## Second Floor Landing

## Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m) Smooth ceiling, radiator, double glazed window to rear

# Property Details.

## Master Bedroom



15' 0" x 8' 5" (4.57m x 2.57m) Smooth ceiling, radiator, double glazed window to front, fitted wardrobes, access to En-suite;

## En-suite



Smooth ceiling, radiator, opaque double glazed window to front, low level W/C, hand wash basin, shower cubicle, tiled walls, extractor fan

## Family Bathroom



Smooth ceiling, radiator, opaque double glazed window to side, low level W/C, hand wash basin, panelled bath with shower over, tiled walls, extractor fan

## Rear Garden



Mainly laid to lawn, raised decking area, side access via a wooden gate, enclosed by panelled fencing, access to garage, outside lights & tap

## Garage & Parking

Single garage with up & over door (power & lighting), off road parking in-front of the garage for 1/2 cars

# Property Details.

## Floorplans



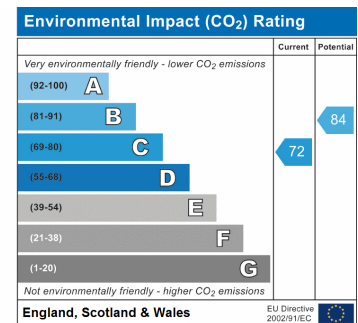
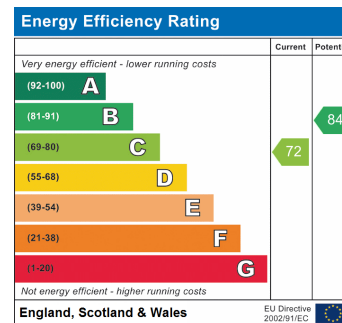
Total floor area 91.6 sq. m. (986.3 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

## 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.