



- Three bedroom terraced house
- Garage & of road parking
- En suite to master
- Spacious lounge/diner
- Village of Black Notley
- Well presented throughout
- Modern development
- Private front & rear gardens

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

Forming part of the popular Hospital Fields Development which makes up part of the picturesque village of Black Notley is this three-bedroom terraced house offered for sale with no onward chain. Situated within close proximity to the larger towns of Braintree & Witham, both Primary & Secondary Schooling, we believe the property would make an ideal family home for a variety of prospective purchasers. The accommodation comprises an entrance hall that provides access to the first floor, a cloakroom, a spacious lounge/diner with French doors to the rear garden, a separate kitchen, three well-appointed bedrooms with an en suite to the master, and the refitted family bathroom. Outside, the property is further enhanced by having a low maintenance rear garden, a single garage & off road parking.



Property Details.

Cloakroom

W.C, hand wash basin with storage cupboard. Half tiled walls and Wooden flooring. Window to front of the property.

Kitchen



Matching wooden base and walls units and grey worktop. Built-in oven, hob, and extractor fan. Dark laminate flooring and door leading to garden.

Lounge/Diner



Great size room with modern decor and new carpets. Storage cupboard. window to the side of the property and double patio doors leading to garden.

Bedroom One



Good size double room. Carpet, radiator, built-in wardrobes, window to the rear of the property with access to en-suite.

Property Details.

En suite

Walk-in shower, W.C, hand wash basin with stone floor tiles.

Bedroom Two



Good size double room. Carpet, radiator, window to the rear of the property.

Bedroom Three



Carpeted flooring, radiator, built-in storage cupboard, window to the side.

Family Bathroom

W.C, hand wash basin, panel bath with tile surround. Grey tiled flooring and window to the front.

Frontage

There is a small garden to the front of the property with cast-iron railings.

Rear Garden



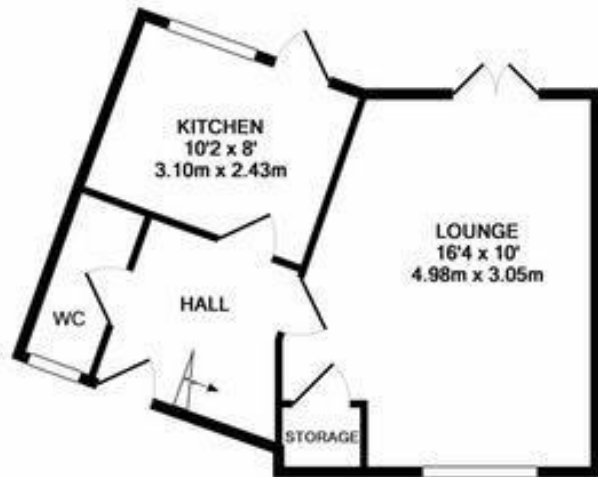
The rear garden commences with a patio area with the remainder laid to lawn, enclosed by panelled fencing, rear access via a wooden gate.

Garage & Parking

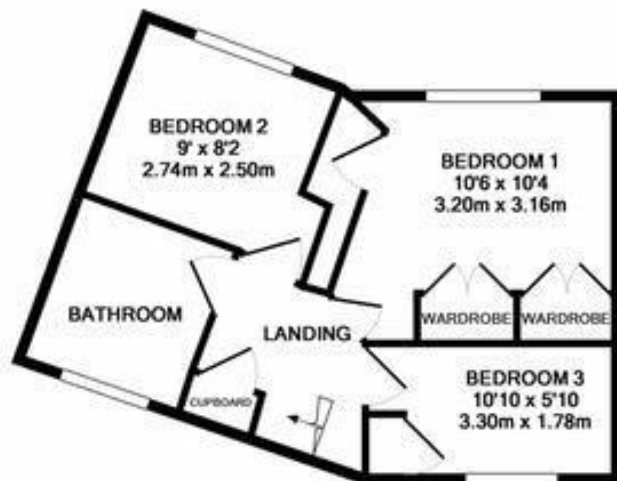
There is a single garage with up & over door, parking in front of the garage.

Property Details.

Floorplans



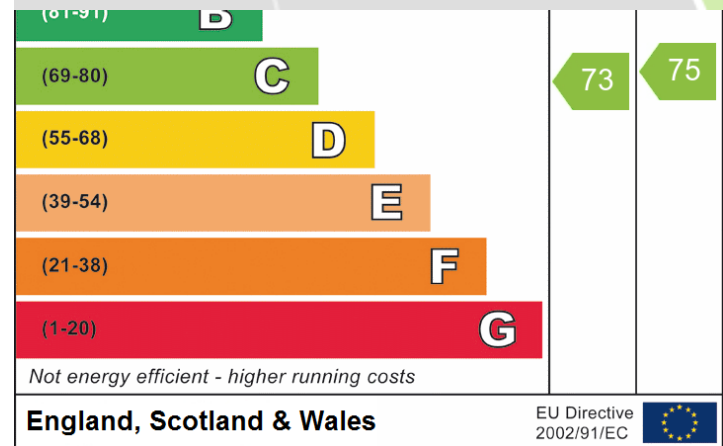
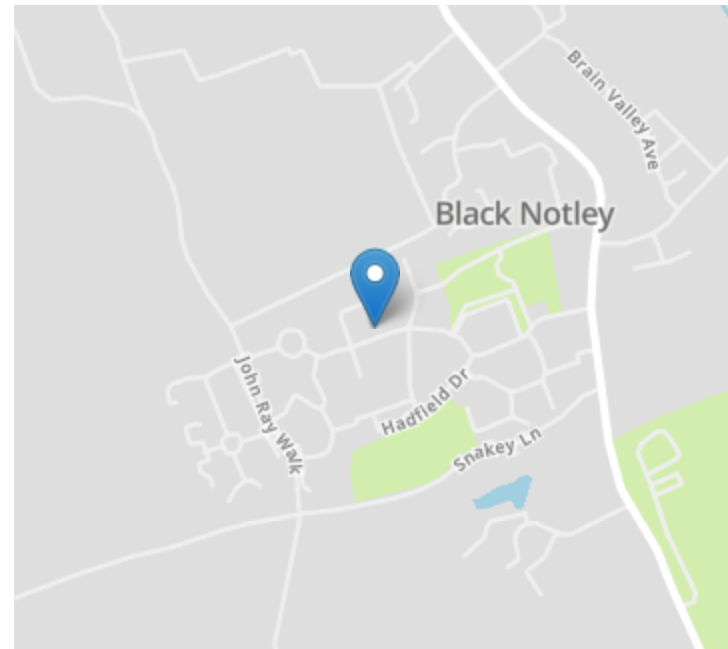
GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

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.