



- Three bedroom house
- Garage & Off road parking
- En-suite to master
- Presented to an excellent standard
- Three double bedrooms
- Cloakroom
- Black Notley Village
- Entrance Hall

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

Situated in the frequently requested village of Black Notley, which is positioned within easy reach of both Braintree & Witham, is this truly stunning three bedroom family home. The property enjoys an array of spacious accommodation both on the first floor and on the ground floor, along with an excellent finish throughout. The internal accommodation comprises spacious living room, separate dining room, well equipped kitchen with a range of fitted appliances, cloakroom, three double bedrooms with an En-suite to the master and refitted family bathroom. Outside, this stylish home is further enhanced by having an attractive rear garden with a large patio area, single garage and off road parking for two vehicles. New to the market, an early internal inspection is strongly advised to avoid much disappointment....



Property Details.

Entrance Hall

Double glazed entry door to front, smooth ceiling, radiator

Cloakroom

Smooth ceiling, radiator, double glazed window to side, low level W/C, hand wash basin, part tiled walls

Lounge



13' 5" x 12' 5" (4.09m x 3.78m) Smooth ceiling, radiator, double glazed window to front, wood effect laminate flooring, under stairs storage cupboard, feature fireplace with surround

Dining Room



9' 1" x 7' 9" (2.77m x 2.36m) Smooth ceiling, radiator, double glazed window to rear, stairs to first floor, wood effect laminate flooring

Kitchen



9' 0" x 7' 6" (2.74m x 2.29m) Smooth ceiling, double glazed window to rear, four ring gas hob with extractor over, double oven, matching wall & base units, worktops, tiled splashbacks, space for appliances

First Floor landing

Smooth ceiling, loft access

Bedroom One



13' 4" x 12' 5" (4.06m x 3.78m) Smooth ceiling, radiator, double glazed window to rear

En-suite

Smooth ceiling, radiator, opaque double glazed window to rear, low level W/C, hand wash basin, extractor fan, shower cubicle which is fully tiled

Property Details.

Bedroom Two



12' 4" x 9' 2" (3.76m x 2.79m) Smooth ceiling, radiator, double glazed window to front

Bedroom Three



10' 5" x 9' 3" (3.17m x 2.82m) Smooth ceiling, radiator, double glazed window to rear

Bathroom



Smooth ceiling, radiator, opaque double glazed window to front, low level W/C, hand wash basin, tiled walls, bath with shower attachment

Rear Garden



Mainly laid to lawn, Indian sandstone patio, enclosed by panelled fencing, outside tap, rear access via wooden gate

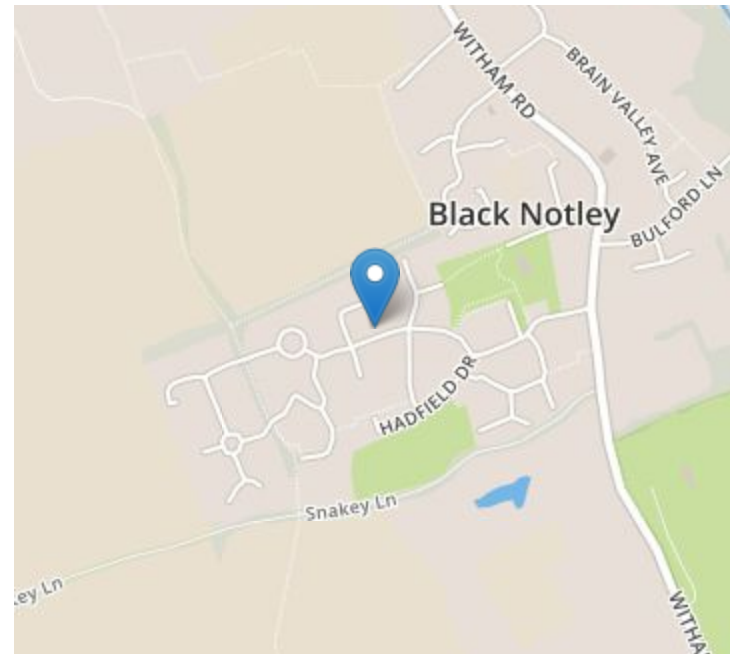
Garage & Parking

Single Garage with up & over door, off road parking for two vehicles

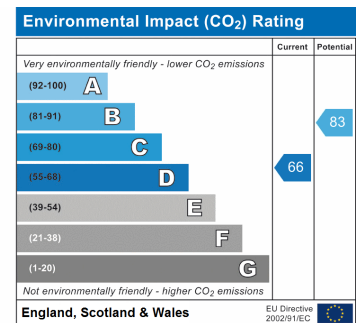
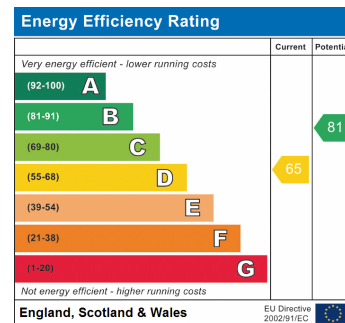
Property Details.

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.