



Hamilton Piers are pleased to offer FOR SALE FREEHOLD this attractive Edwardian five bedroom detached home situated in the popular village of Black Notley.



Hamilton Piers are pleased to offer FOR SALE FREEHOLD this attractive Edwardian five bedroom detached home situated in the popular village of Black Notley. Nearby amenities include The Notley's Golf Club, Cressing Station and an outdoor pool for the local residents, together with two community centres and local shops. Call To View EPC: E

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE PORCH:

Approached via a double glazed entrance door, original tiled flooring and smooth ceiling. Door to entrance hall.

RECEPTION HALL: (16' x 8' 9") max

Two double glazed windows to front, wooden panelled stairs to first floor, smoke detector, radiator, understairs storage cupboard, Amtico flooring and smooth ceiling.

BOOT ROOM:

Double glazed window to front, radiator, tiled flooring and smooth ceiling

CLOAKROOM:

Opaque double glazed window to front, low level WC, vanity wash hand basin with half tiled walls, radiator, tiled flooring and smooth coved ceiling.

SITTING ROOM: (13' 0" x 11' 10")

Double glazed window to side, working feature fireplace with wooden surround and granite hearth, radiator, television point, picture rail, Amtico flooring, smooth ceiling, ornate coving and ceiling rose. French doors to rear garden.

DINING ROOM: (15' 10" x 11' 7") max

Two double glazed windows to rear, picture rail, working feature fireplace with wooden surround and granite hearth, radiator, Amtico flooring, smooth ceiling, ornate coving and ceiling rose. French door to rear garden.

THIRD RECEPTION ROOM: (15' 10" x 12' 0")

Double glazed window to front, open feature fireplace with granite hearth, radiator, laminate flooring, smooth ceiling and ornate coving.

KITCHEN / BREAKFAST ROOM:

Double glazed windows to rear and side with electronic remote controlled tilt and turn blinds, range of matching base and wall units incorporating stainless steel sink with central mixer taps, edged work surfaces in granite with granite splashbacks, range cooker with extractor hood over, integrated fridge, freezer, Bosch dishwasher, corner carousel units, breakfast bar, radiator, fuse box, original tiled flooring and smooth coved ceiling. Door to rear.

UTILITY ROOM: (9' 0" x 8' 4")

Two double glazed windows to rear, range of matching base and wall units incorporating single bowl sink with central mixer taps, edged work surfaces, space for washing machine and dishwasher, radiator, tiled flooring and smooth ceiling. Door to rear garden.

STUDY: (11' 9" x 9' 0")

Double glazed window to front, radiator, telephone point, picture rail, carpet to floor and textured ceiling.

GROUND FLOOR SHOWER ROOM:

ESSEX PROPERTY CENTRE | 7 THE SQUARE | GREAT NOTLEY | CM77 7WT

Tel: 01376 341 141

E-mail: notley@hamiltonpiers.co.uk

Opaque double glazed window to side, walk-in shower, low level WC, wash hand basin with tiled walls, tiled flooring and smooth coved ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING: (13' 10" x 12' 8")

Double glazed window to front, airing cupboard, storage cupboards, radiator, carpet to floor and smooth coved ceiling.

MASTER BEDROOM: (17' 0" x 12' 0")

Double glazed windows to side and rear, range of built-in wardrobes, radiator, television point, carpet to floor and smooth coved ceiling.

EN-SUITE TO MASTER:

Opaque double glazed window to front, double shower, low level WC, vanity wash hand basin with tiled walls, extractor fan, shaver point, heated towel rail, tiled flooring and textured ceiling.

BEDROOM TWO: (12' 8" x 11' 7")

Two double glazed windows to rear, picture rail, radiator, telephone point, laminate flooring and smooth coved ceiling.

BEDROOM THREE: (12' 0" x 10' 9")

Double glazed window to rear, wall mounted sink unit, radiator, picture rail, carpet to floor and smooth coved ceiling.

BEDROOM FOUR: (12' 0" x 8' 9")

Double glazed window to front, picture rail, radiator, laminate flooring and smooth coved ceiling.

BEDROOM FIVE: (11' 10" x 6' 9")

Two double glazed windows to front, picture rail, radiator, laminate flooring and smooth coved ceiling.

FAMILY BATHROOM:

Two opaque double glazed windows to rear, panelled bath with electric shower over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, laminate flooring and smooth coved ceiling.

EXTERIOR:

GARAGE DRIVEWAY AND PARKING:

The driveway provides off road parking for 5/6 vehicles and leads to the detached double garage with up and over doors, eaves storage plus power and lighting fitted. Double gates to side garden providing additional parking if required.

BOILER ROOM:

Double glazed window to front, wall mounted boiler, hot water cylinder and work bench.

REAR GARDEN:

The part walled, part fenced rear garden has been landscaped and is mainly laid to lawn with a large patio area, outside tap and lighting fitted and access to double gate to front. Double glazed green house to side of property

AGENTS NOTES

If you have any further questions regarding this property, please call 01376 341141.



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

