



26 GILPIN WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Situated within the ever-popular White Court development, this well-presented four bedroom detached family home offers generous living accommodation and is ideal for growing families.

The ground floor boasts a stunning open-plan kitchen/dining area overlooking the rear garden, creating the perfect space for both everyday living and entertaining. There is also a spacious living room and a convenient downstairs cloakroom. Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from driveway parking for two vehicles, a single garage, and both front and rear gardens, providing excellent outdoor space for the whole family. Early viewing is highly advised to avoid disappointment.



Front of Property

Driveway parking for 2 vehicles, side gate leading to front garden laid to lawn, enclosed by panel fencing, pathway to entrance door.

Entrance Hall

Laminate wood flooring, 2x Storage cupboards, stairs rising to first floor, doors to;

Lounge 13’11” x 10’7” (4.25 x 3.23)

Laminate wood flooring, window to front, electric fireplace, doors to;

Kitchen/Diner 16’9” x 13’6” (5.13 x 4.14)

Laminate wood flooring, wall & base units, integrated oven with four ring gas hob with extractor over, integral dishwasher, sink & drainer, spaces for washing machine & fridge freezer, window to side, door leading rear garden, patio doors opening to rear garden, space for dining table.

Cloakroom

WC, hand wash basin inset to vanity unit, obscure window.

FIRST FLOOR

Landing

Doors to;

Bedroom One 12’3” x 9’8” (3.75 x 2.97)

Carpet flooring, window to front.

Bedroom Two

Carpet flooring, window to rear.

Bedroom Three 10’4” x 6’0” (3.16 x 1.84)

Carpet flooring, window to rear.

Bedroom Four 9’3” x 6’9” (2.83 x 2.08)

Carpet flooring, window to front

Bathroom

Wood laminate flooring, bath with shower over, WC, hand wash basin inset to vanity unit, obscure window.

Rear of Property

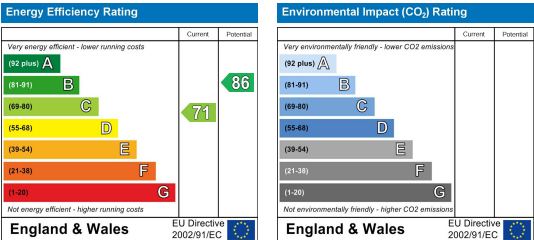
Fully paved, enclosed by panel fencing, side door leading to garage.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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