



## 11 SKIDDAW CLOSE, BRAINTREE CM77

GUIDE PRICE £279,995

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* CALLING ALL FIRST TIME BUYERS...NO ONWARD CHAIN \*\*** Situated within the highly favoured WHITE COURT development is this larger than average TWO bedroom semi-detached property, benefitting from being fully REDECORATED throughout with DOUBLE sized bedrooms, and generous ground floor living space. The property boasts a generous frontage with plenty of room for off street parking, and room to the side elevation giving potential for extension (STPP) or perhaps the construction of a Garage if outside storage is a must. To the rear of the property is a good sized mature rear garden making an ideal outside space for summer entertaining. Within walking distance of many of Great Notley's vast amenities and peaceful footpaths, as well as offering easy access to the A120 towards London Stansted (20 mins) and the Essex Regiment Way towards Chelmsford (20 mins). Early viewing is highly recommended in order to avoid disappointment.



## GROUND FLOOR

### Entrance Porch

Coir matted flooring, window to front aspect, door to;

### Living Room 17'6" x 12'11" (5.35 x 3.95)

Laminate wood flooring, double glazed window to front, TV point, stairs rising to first floor, door to;

### Kitchen/Diner 12'11" x 8'11" (3.94 x 2.72)

Tiled flooring, matching cream gloss wall and base level units with roll top work surfaces, double glazed window and door to rear garden, radiator, integrated oven and hob with extractor over, washing machine, fridge-freezer.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to;

### Master Bedroom 12'11" x 9'0" (3.95 x 2.75)

Carpet flooring, double glazed window to front, radiator

### Bedroom Two 12'11" x 8'11" (3.95 x 2.74)

Carpet flooring, double glazed window to rear aspect, radiator, airing cupboard

### Bathroom

Panelled bath with shower over, pedestal hand wash basin, low level WC, radiator, obscure window to side aspect

## EXTERIOR

### Front

Garden laid to lawn with driveway to side offering off street parking potential for 2-3 vehicles. Side access to rear garden

### Rear Garden

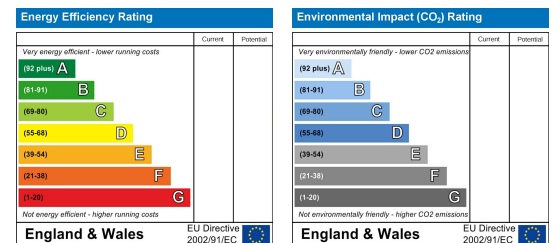
Mature rear garden with paved patio, opening to garden laid to lawn with mature borders, side access to front

## 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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