

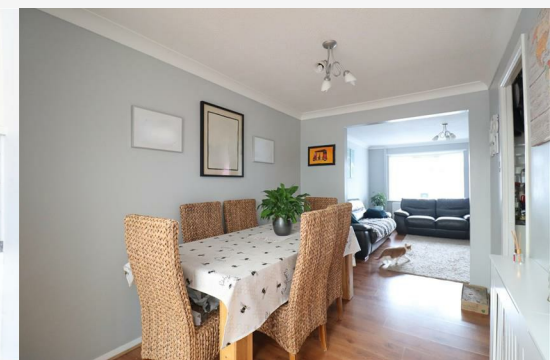


22 GILPIN WAY, BRAINTREE CM77

£1,600 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** AVAILABLE JULY **** FOUR Bedroom Semi-Detached family home, situated within the ever popular family orientated WHITE COURT development, within walking distance of excellent local schools. Internally the property offers spacious living accommodation with THREE Reception Rooms, Modern Kitchen with Utility Room, Cloakroom, En-Suite Bathroom to the Master Bedroom, whilst externally offering a pleasant rear garden, driveway parking & single garage. Viewing is highly advised in order to avoid disappointment.



Front of Property

Driveway parking for 2 vehicles, Single Garage.

Entrance Hall

Laminate flooring, stairs rising to first floor, door to;

Lounge 13’3” x 12’4” (4.04 x 3.78)

Laminate flooring, under-stair storage cupboard. window to front, opening to;

Dining Room 10’11” x 7’10” (3.33 x 2.39)

Laminate flooring, doors to;

Conservatory 14’4” x 6’11” (4.37 x 2.13)

Tiled flooring. windows to rear, patio doors leading to rear garden.

Kitchen 7’6” x 7’5” (2.29 x 2.27)

Wall & base units, spaces for range oven & washing machine, integrated fridge freezer, window to rearm door to;

Rear Lobby

Doors to cloakroom & garage, door leading to rear garden

Cloakroom

WC, hand wash basin inset to vanity unit

FIRST FLOOR

Landing

Doors to;

Bedroom One 16’4” x 8’2” (5.00 x 2.51)

Carpet flooring, window to front, fitted wardrobe

En-Suite

Shower enclosure, WC, hand wash basin.

Bedroom Two 12’11” x 8’10” (3.96 x 2.70)

Carpet flooring, window to front, fitted wardrobe

Bedroom Three 9’1” x 9’0” (2.79 x 2.76)

Laminate flooring, window to rear, fitted wardrobe

Bedroom Four 9’8” x 6’5” (2.95 x 1.96)

Laminate flooring, window to front

Bathroom

Bath with shower over, WC, hand wash basin inset to vanity unit

Rear of Property

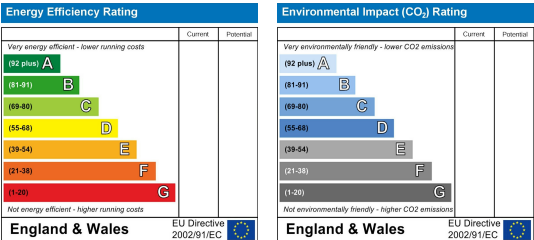
Commencing with patio seating area with a further raised shingle seating area, remainder laid to lawn.

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

