



Derwent Way

Braintree, CM77 7UX

Asking Price £290,000



Benefiting from NO ONWARD CHAIN, an UNOVERLOOKED rear garden, spacious 16' lounge plus 15' CONSERVATORY is this two bedroom SEMI-DETACHED bungalow. Offering a modern kitchen, GARAGE with driveway parking & located in a quiet CUL-DE-SAC position in the sought after White Court area.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Entry via part-glazed door with adjacent opaque double glazed window, two storage cupboards, carpeted flooring and door to lounge.

LOUNGE:

16'1 x 10'6 (4.90m x 3.20m)

Double glazed window to front aspect, two radiators, carpeted flooring and open access to kitchen.

KITCHEN:

8'3 x 5'11 (2.51m x 1.80m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, ceramic hob with extractor over, space for fridge/freezer and washing machine, vinyl flooring.

BEDROOM ONE:

13'7 x 9'2 max to 7'7 (4.14m x 2.79m max to 2.31m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:

10' x 7'3 plus recess (3.05m x 2.21m plus recess)

Radiator, carpeted flooring and door into conservatory.

CONSERVATORY:

15'5 x 9'10 (4.70m x 3.00m)

Part UPVC and part brick built with pitched polycarbonate roof, radiator, laminate flooring and french doors onto rear garden.

SHOWER ROOM:

Opaque double glazed window to side aspect, large enclosed shower unit, fully tiled, low level WC, pedestal wash hand basin, heated towel rail, loft access, tiled flooring.

EXTERIOR:-

REAR GARDEN:

Fenced, enclosed rear garden with patio area to immediate rear and remainder laid to lawn with shrub borders, mature trees and a storage shed (to remain). Gated access to both side and rear, with access to the garage.

GARAGE, DRIVEWAY & PARKING:

Detached single garage fitted with electric roller door, power and lighting. Driveway parking for 1-2 vehicles.

AGENTS NOTES:

For further information about this property, please call Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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