



## Rydal Way

White Court, Braintree, CM77 7UG

Freehold  
Tax Band: E

**Guide Price £525,000**



**\*\*GUIDE PRICE £525,000-£550,000\*\*** Boasting NO ONWARD CHAIN, a 60' wide UNOVERLOOKED rear garden BACKING ONTO WOODLAND and benefiting from a 21' TRIPLE ASPECT lounge, detached DOUBLE GARAGE & driveway for 4 cars, plus MODERN kitchen & dining room extending 25' across rear into L-Shaped living space is this well-proportioned four bedroom DETACHED property. Offering a RECENTLY FITTED bathroom, d/stairs cloakroom and situated in a quiet MEWS location with a WRAP-AROUND PLOT in the highly regarded White Court - Just a short walk from all local shops/amenities & popular local schools!



# Rydal Way, White Court, Braintree, CM77 7UG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, solid oak flooring, smooth coved ceiling with sunken spotlights.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with mosaic splash backs, radiator, solid oak flooring and smooth coved ceiling with sunken spotlights.

### LOUNGE:

21'65 x 11'53 (6.40m x 3.35m)

Double glazed windows to front and side aspects, two radiators, solid oak flooring and bi-folding doors onto rear garden. Open in L-shaped format to dining room and leading through to kitchen.

### DINING ROOM:

14'42 x 9'05 (4.27m x 2.87m)

Under stairs storage cupboard, radiator, solid oak flooring and bi-folding doors onto rear garden. Open to kitchen.

### KITCHEN:

12'75 x 7'92 (3.66m x 2.13m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating single bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated full length fridge and freezer, integrated dishwasher, microwave oven, wine cooler and washing machine, tiled flooring and smooth coved ceiling with sunken spotlights.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

### MASTER BEDROOM:

12'17 x 11'67 (3.66m x 3.35m)

Double glazed windows to front and side aspects, two sets of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM TWO:

10'79 x 10'39 (3.05m x 3.05m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM THREE:

9'13 x 8'72 (2.74m x 2.44m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM FOUR:

9'09 x 8'56 (2.97m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, L-shaped panelled bath with central mixer tap and dual shower over including rainfall overhead, vanity wash hand basin with tiled splash backs, inset WC, shaver point, extractor fan, heated towel rail, smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and very well-proportioned garden, sized at approx 60' in width and commencing with large decking area to immediate rear, remainder mainly laid to lawn with shed, summer house, gated rear access and gated side access to driveway, enclosed by mature hedges and plot wrapping around property.

#### GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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