



Derwent Way

Braintree, CM77 7UX

Asking Price £495,000



Boasting masses of POTENTIAL TO EXTEND (stpp), offering IMMACULATELY PRESENTED accommodation inc. 19' lounge, dining room & detached GARAGE/driveway for 3 vehicles is this impressive four DOUBLE bedroom detached property. Also offering an EN-SUITE to the master bedroom & ideally located in the sought after White Court area - Viewings available immediately!



Derwent Way, Braintree, CM77 7UX

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, under stairs storage cupboard, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, radiator, laminate wood flooring, smooth ceiling.

LOUNGE: (19'07" x 12'00")

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

DINING ROOM: (12'10" x 9'01")

Open plan to kitchen, radiator, laminate wood flooring, smooth ceiling, double glazed french doors to rear.

KITCHEN: (10'08" x 10'02")

Double glazed window to rear aspect, matching wall and base units with edged work surfaces and tiled splash backs, one and a half bowl sink and drainer with central mixer taps, built-in double oven, electric hob, extractor hood, integrated dishwasher, space for fridge/freezer and washing machine, wall mounted boiler, laminate wood flooring, smooth ceiling. Door to rear garden.

FIRST FLOOR ACCOMMODATION:-

MASTER BEDROOM: (10'04" x 9'10")

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

EN-SUITE:

Double glazed opaque window to side aspect, enclosed shower unit, fully tiled walls, low level WC, vanity wash

hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM TWO: (12'03" x 10'08")

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE: (12'02" x 7'02")

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR: (13'00" x 7'02")

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

FAMILY BATHROOM:

Double glazed opaque window to side aspect, panelled bath with shower attachment, partly tiled walls, low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden with artificial lawn area, raised decking area, mature borders, side access to garage.

GARAGE, DRIVEWAY AND PARKING:

Detached garage with up and over doors, hardstanding paved driveway with parking for three cars.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

