



## Skiddaw Close

Freehold  
Tax Band: C

White Court, Braintree, CM77 7UR

**Offers In Excess Of £375,000**



Boasting a **RECENTLY REFITTED KITCHEN & BOILER**, an **UNOVERLOOKED** rear garden with sizeable **WORKSHOP** (potential office) and a gated drive with parking for 2-3 vehicles is this **IMMACULATELY PRESENTED** three bedroom **SEMI-DETACHED** property. Benefiting from the **POTENTIAL TO EXTEND** (STPP) and ideally located within walking distance to local shops/amenities & popular schools. Ideal for first time buyers!!





# Skiddaw Close, White Court, Braintree, CM77 7UR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, tiled flooring. Door into lounge.

### LOUNGE:

13'02 x 12'04 (4.01m x 3.76m)

Double glazed window to front aspect, under stairs storage cupboard, radiator, carpeted flooring. Opening to kitchen/diner.

### KITCHEN / DINER:

13'07 x 10'11 (4.14m x 3.33m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating a single ceramic sink with central mixer tap and drainer, two built-in ovens and built-in microwave oven, floating island with AEG induction hob and extractor over, space for American fridge/freezer, integrated dishwasher and space for washing machine, radiator, tiled flooring. Double doors and separate single glazed door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access, carpeted flooring.

### MASTER BEDROOM:

15'05 reducing to 13'00 x 8'10 (4.70m reducing to 3.96m x 2.69m)

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

### BEDROOM TWO:

9'02 x 9'01 (2.79m x 2.77m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### BEDROOM THREE:

9'06 x 6'06 (2.90m x 1.98m)

Double glazed window to front aspect, built-in airing/storage cupboard (housing recently refitted boiler), radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising block paving with area laid to lawn, raised and covered decking area, timber built workshop fitted with power and lighting. Gated access to side.

#### DRIVEWAY & PARKING:

Driveway parking for two vehicles with gated access to side providing further driveway parking space if required.

#### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact 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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