



Ellen Way

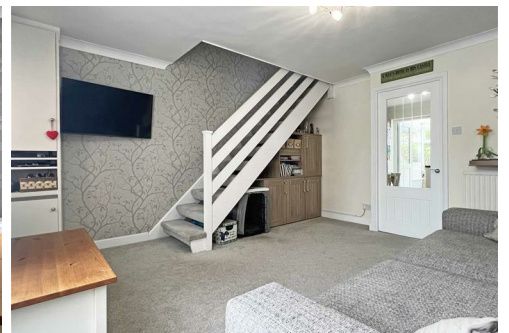
White Court, Braintree, CM77 7XG

Freehold
Tax Band: C

Offers In Excess Of £325,000



Boasting an UNOVERLOOKED & generously sized rear garden set into a CORNER PLOT and offering a spacious lounge, kitchen/diner & CONSERVATORY is this two DOUBLE bedroom SEMI-DETACHED property. Benefiting from a recently REFITTED bathroom, a GARAGE with driveway parking for two vehicles and ideally positioned in a CUL-DE-SAC location within the highly regarded White Court area, just a short walk to all local shops/amenities & popular schools.



Ellen Way, White Court, Braintree, CM77 7XG

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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

Part-glazed entrance door and double glazed window to side aspect, carpeted flooring and door into lounge.

LOUNGE:

14'11 x 12'76 (4.55m x 3.66m)

Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring and smooth covered ceiling. Door into kitchen/diner.

KITCHEN / DINER:

12'76 x 10'06 (3.66m x 3.20m)

Double glazed window to rear 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 with gas hob and extractor over, space for fridge/freezer and washing machine, wall-mounted boiler, radiator, tiled flooring and smooth covered ceiling. Door into conservatory.

CONSERVATORY:

10'21 x 10'03 (3.05m x 3.12m)

Part UPBV and part brick built with vaulted polycarbonate roof, laminate flooring and patio door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM ONE:

12'76 x 10'25 (3.66m x 3.05m)

Double glazed window to front aspect, built-in airing/storage cupboard, radiator, carpeted flooring.

BEDROOM TWO:

12'76 x 6'83 (3.66m x 1.83m)

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

BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash backs, radiator, vinyl flooring and smooth covered ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked and spacious rear garden set into corner plot and comprising patio area, raised decking area and remainder mainly laid to lawn with mature tree and shrub borders, access to garage and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway for two vehicles.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact 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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