HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Gilbert Way

Braintree, CM7 9UA

Offers In Excess Of £350,000

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Benefiting from POTENTIAL TO EXTEND (STPP) with two reception rooms inc. spacious 16' lounge opening to dining room & CONSERVATORY, presented in IMMACULATE order throughout is this modern three bedroom SEMI-DETACHED property. Offering a GARAGE & driveway for 3 vehicles, located just 1.5miles to Braintree Station and in close proximity to the A120/M11 & Chelmsford.

Gilbert Way, Braintree, CM7 9UA

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE PORCH:
Double glazed windows to side aspect, radiator, vinyl flooring, smooth ceiling, French doors to lounge.

LOUNGE:
16'00 x 14'04 (4.88m x 4.37m)
Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring, smooth ceiling. Open plan to dining room.

DINING ROOM:
9'06 x 8'02 (2.90m x 2.49m)
Radiator, vinyl flooring, smooth ceiling, French doors to conservatory.

KITCHEN:
9'03 x 7'07 (2.82m x 2.31m)
Double glazed window to rear aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, integrated fridge/freezer, recently replaced dishwasher and washing machine, vinyl flooring, smooth ceiling.

CONSERVATORY:
10'09 x 9'09 (3.28m x 2.97m)
UPVC and brick construction, polycarbonate roof, radiator, vinyl flooring, double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Loft access, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
12'06 x 9'11 (3.81m x 3.02m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM TWO:
11'02 x 9'11 (3.40m x 3.02m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:
9'07 x 6'09 (2.92m x 2.06m)
Double glazed window to front aspect, built-in dresser and cupboard, radiator, laminate wood flooring, smooth ceiling.

BATHROOM:
Double glazed opaque window to rear aspect, enclosed corner shower unit with rainfall shower head, fully tiled walls, inset WC, inset wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden mainly laid to lawn with raised decking area, slabbed patio area, side access via gate to driveway, side access to garage.

GARAGE, DRIVEWAY & PARKING:
Detached garage fitted with lighting, power and up & over door. Driveway parking for 3 vehicles.

AGENTS NOTES:
For further information about this property, 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.