



## Derwent Way

White Court, 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, White Court, Braintree, CM77 7UX

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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

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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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