



Williams Drive

Braintree, CM7 5QJ

Freehold
Tax Band: E

Guide Price £450,000



****GUIDE PRICE £450,000-£475,000**** Boasting a modern 19' DUAL ASPECT kitchen/diner, 15' BAY-FRONTED lounge plus CONSERVATORY and benefiting from a DRESSING ROOM & en-suite to master bedroom is this IMMACULATELY PRESENTED four DOUBLE bedroom link-detached property. Offering a CARPORT plus garage and driveway parking, d/stairs cloakroom and an unoverlooked SOUTH-FACING rear garden, positioned in a CUL-DE-SAC location. Conveniently situated just a short walk to all local shops/schools and Braintree Town Centre & Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring and smooth ceiling.

CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, laminate flooring and smooth ceiling.

LOUNGE:

15'92 x 10'90 (4.57m x 3.05m)

Double glazed bay window to front aspect, fireplace with surround, two radiators, carpeted flooring and smooth ceiling.

KITCHEN/DINER:

19'40 x 14'24 (5.79m x 4.27m)

Double glazed window to side aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven and microwave oven, Miele induction hob with extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling. Double doors into large utility cupboard and double glazed French doors onto rear garden.

CONSERVATORY:

Part UPVC and part brick built with vaulted glass roof, radiator, tiled flooring and bi-folding doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

12'36 x 10'23 (3.66m x 3.05m)

Double glazed window to side aspect, fitted wardrobes, loft access, radiator, carpeted flooring and smooth ceiling. Opening to dressing room.

DRESSING ROOM:

8'23 x 5'73 (2.44m x 1.52m)

Double glazed window to side aspect, fitted wardrobes and dressing unit, radiator, carpeted flooring and smooth ceiling. Door to en-suite.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled

double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

15'30 reducing to 12'22 x 10'78 (4.57m reducing to 3.66m x 3.05m)

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

BEDROOM THREE:

11'31 x 9'44 (3.35m x 2.74m)

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

BEDROOM FOUR:

10'87 x 7'89 (3.05m x 2.13m)

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

FAMILY BATHROOM:

Opaque double glazed window to front aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Private and unoverlooked South-Facing garden comprising patio area to immediate rear and side, remainder mainly laid to lawn with raised mature shrubs and trees to rear boundary, gated side access and access door to garage.

GARAGE, CARPORT & PARKING:

Gated carport with driveway parking space for two vehicles leading to single garage, fitted with power, lighting and up & over door.

AGENTS NOTES:

Council Tax Band: E

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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