HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Windermere Drive

White Court, Braintree, CM77 7UB

Offers In Excess Of £525,000

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EXTENDED, BACKING ONTO WOODLAND and boasting VERY SPACIOUS ACCOMMODATION that includes a STUDY / FIFTH BEDROOM and a LARGE 19' LOUNGE is this well presented, detached family home that further offers a spacious conservatory, UTILITY ROOM, ground-floor shower rm, EN SUITE to the master bedroom, and a generous sized rear garden!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed lead lined window to front aspect, radiator, carpeted flooring, textured ceiling.

LOUNGE:
19'00 x 16'02 max (5.79m x 4.93m max)
Double glazed lead lined bay window to front aspect, radiator, carpeted flooring, textured ceiling.

DINING AREA:
10'02 x 9'10 (3.10m x 3.00m)
Open plan to lounge, radiator, texture ceiling, carpeted flooring, double glazed patio door to conservatory.

CONSERVATORY:
17'06 x 9'07 (5.33m x 2.92m)
Brick and UPVC construction, solid roof, radiator, carpeted flooring, double glazed french doors to rear garden.

KITCHEN:
10'02 x 9'05 (3.10m x 2.87m)
Double glazed window to rear aspect, matching wall and base units edged work surfaces, one and half bowl sink and drainer with central mixer taps, drinking water tap, two fitted ovens, gas hob, extractor hood, radiator, plumbing for water softner, space for fridge and dishwasher, carpeted flooring, textured ceiling.

UTILTY ROOM:
9'07 x 6'00 (2.92m x 1.83m)
Double glazed window to side aspect, matching wall and base units with edged work surfaces, space for fridge freezer, washing machine and tumble dryer, bowl sink with central mixer taps, radiator, carpeted flooring, storage cupboard, textured ceiling.

INNER HALL:
textured ceiling, carpeted flooring.

GROUND FLOOR SHOWER ROOM:
Enclosed shower unit, pedestal wash hand basin, low level WC, radiator, vinyl flooring, partly tiled walls.

STUDY / BEDROOM FIVE:
10'00 x 8'03 (3.05m x 2.51m)
Double glazed lead lined window to front aspect, radiator, textured ceiling carpeted flooring. Could possibly be used as a ground floor bedroom.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed lead lined window to front aspect, airing cupboard, carpeted flooring, textured ceiling.

MASTER BEDROOM:
10'07 x 9'11 (3.23m x 3.02m)
Double glazed lead lined window to front aspect, built-in wardrobe, carpeted flooring, textured ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to front aspect, enclosed corner shower unit, pedestal wash hand basin, low level WC, heated towel rail, laminate wood flooring.

BEDROOM TWO:
13'04 x 8'08 (4.06m x 2.64m)
Double glazed lead lined window to front aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:
9'08 x 9'05 (2.95m x 2.87m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM FOUR:
8'04 x 8'03 (2.54m x 2.51m)
Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, panelled bath with elctric shower and central mixer taps, low level WC, pedestal wash hand basin, heated towel rail, partly tiled walls, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:
80ft (24.38mft)
Enclosed rear garden, mainly laid to lawn with mature borders and trees, hardstanding slabbed patio area, backing on to forest area, sheds, side access via gate.

DRIVEWAY & PARKING:
Driveway parking to the front of the property.

AGENTS NOTES:
For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDOR APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.