HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Derwent Way

Freehold
Tax Band: E

Braintree, CM77 7UX

Offers In Excess Of £425,000

4 2 2

COMPETITIVELY PRICED TO SELL Boasting a previously extended TANDEM GARAGE (potential to convert*), spacious lounge, dining room, kitchen and ground floor shower room plus a PRIVATE rear garden is this four bedroom DETACHED property. Offering a COMPLETE ONWARD CHAIN and benefiting from a RECENTLY REFITTED BOILER, updated UPVC windows and ideally located within a short walk to all local shops/amenities & popular schools.

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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, under stairs storage cupboard, radiator, laminate flooring.

SHOWER / WET ROOM:
Double glazed window to rear aspect, walk-in fully tiled shower unit set behind glass screen, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, fitted storage cupboards, heated towel rail, tiled flooring.

LOUNGE:
15'00 x 13'2 (4.57m x 4.01m)
Double glazed window to front aspect, central wall-mounted electric fireplace, radiator, carpeted flooring. Opening to dining room.

DINING ROOM:
12'3 x 11'1 (3.73m x 3.38m)
Double glazed window to rear aspect, radiator, carpeted flooring. Door to rear garden.

KITCHEN:
11'11 x 8'11 (3.63m x 2.72m)
Double glazed windows to side and rear aspects, a range of matching base and wall units, roll top work surfaces incorporating a double bowl sink with central mixer tap, cooker with electric hob, space for fridge/freezer, washing machine and dishwasher, wall-mounted boiler, vinyl flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:
11'8 x 10'8 (3.56m x 3.25m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:
13'7 x 10'8 reducing to 8'8 (4.14m x 3.25m reducing to 2.64m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:
10'8 max to 5'7 x 11'3 max to 8'00 (3.25m max to 1.70m x 3.43m max to 2.44m)
Double glazed window to front aspect, large built-in cupboard/wardrobe, radiator, carpeted flooring.

BEDROOM FOUR:
9'4 x 7'1 (2.84m x 2.16m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to side aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, laminate flooring.

EXTERIOR:

REAR GARDEN:
Private rear garden, enclosed by fencing and comprising patio area across property rear and side with remainder mainly laid to lawn with a series of mature trees and shrubs, gated access to side and door to garage.

TANDEM GARAGE & DRIVEWAY PARKING:
29'3 x 9'00 (8.92m x 2.74m)
Tandem double-length garage fitted with power, lighting and up & over door plus overhead storage. Driveway parking for 1-2 vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

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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.