HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Derwent Way

White Court, Braintree, CM77 7UH

Guide Price £525,000

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GUIDE PRICE £525,000-£550,000 Boasting a stunning COMPLETE REFURBISHMENT throughout and offering a 16' DUAL ASPECT lounge/diner, modern/new kitchen plus UTILITY ROOM and a generously sized UNOVERLOOKED rear garden with POTENTIAL TO EXTEND (STPP) is this four bedroom detached property. Benefiting from EN-SUITE to master bedroom, GARAGE & driveway parking and located within the highly requested White Court area, just a short walk from all local amenities & popular schools.

Derwent Way, White Court, Braintree, CM77 7UH

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed lead lined window to front aspect, stairs to first floor, under stairs storage cupboard, tiled flooring, smooth ceiling.

CLOAKROOM:
Double glazed lead lined window to front aspect, inset WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

LOUNGE/DINING ROOM:
16'06 x 10'08 (5.03m x 3.25m)
Double glazed lead lined window to front aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling. Double glazed French doors to rear aspect.

DINING ROOM/PLAY ROOM:
11'00 x 8'00 (3.35m x 2.44m)
Double glazed lead lined bay window to front aspect, radiator, carpeted flooring, smooth ceiling.

KITCHEN/BREAKFAST ROOM:
10'08 x 9'09 (3.25m x 2.97m)
Double glazed lead lined window to rear aspect, matching wall and base units, bowl sink and drainer with central mixer taps, built-in double oven, integrated fridge/freezer, electric hob and extractor hood, breakfast bar, radiator, breakfast bar, tiled flooring, smooth ceiling. Double glazed lead lined door to rear garden.

UTILITY ROOM:
Matching wall and base units with edged work surfaces, space for washing machine and tumble dryer, radiator, tiled flooring, textured ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed lead lined window to front aspect, loft access, storage cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
13'00 x 11'07 (3.96m x 3.53m)
Double glazed lead lined window to rear aspect, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Enclosed double shower unit with rainfall shower head, fully tiled walls, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO:
11'01 x 8'02 (3.38m x 2.49m)
Double glazed lead lined window to rear aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:
9'06 x 8'02 (2.90m x 2.49m)
Double glazed lead lined window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM FOUR:
10'00 x 6'05 (3.05m x 1.96m)
Double glazed lead lined window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:
Double glazed opaque lead lined window to front aspect, fully tiled walls, panelled bath with central mixer taps, shower over bath with rainfall shower head, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:
Unoverlooked enclosed rear garden, mainly laid to lawn with hardstanding patio area, side access via gate to the front of the property.

GARAGE, DRIVEWAY AND PARKING:
Integrated garage fitted with up and over door. Driveway parking for two vehicles.

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.