



## Gilpin Way

White Court, Braintree, CM77 7UT

Freehold  
Tax Band: C

**Guide Price £300,000**



**\*\*GUIDE PRICE £300,000-£320,000\*\***Boasting an UNOVERLOOKED rear garden with POTENTIAL TO EXTEND (STPP), a GARAGE with driveway parking for 3 cars and two DOUBLE bedrooms is this very-well proportioned SEMI-DETACHED property. Benefiting from a NEWLY FITTED BOILER and situated in a desirable CUL-DE-SAC location within the highly regarded White Court area, just a short walk to all local shops/amenities & popular schools.



# Gilpin Way, White Court, Braintree, CM77 7UT

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Part-glazed secure entry door, double glazed window to front aspect, laminate flooring. Door into lounge/diner.

### LOUNGE / DINER:

17'54 x 12'93 (5.18m x 3.66m)

Double glazed window to front aspect, stairs to first floor, radiator, laminate flooring and smooth coved ceiling with sunken spotlights. Door into kitchen.

### KITCHEN:

12'91 x 8'94 (3.66m x 2.44m)

Double glazed window to rear aspect, a series of bespoke matching base and wall units, roll top Granite work surfaces incorporating single ceramic sink with central mixer tap and drainer, double traditional cooker with gas hob and extractor hood over, space for fridge/freezer, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door into lean-to conservatory.

### LEAN-TO CONSERVATORY:

Mainly brick-built structure with double glazed windows across the rear aspect, vaulted glass roof, tiled flooring and door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### BEDROOM ONE:

12'97 x 9'01 (3.66m x 2.77m)

Double glazed window to rear aspect, built-in cupboard, radiator, carpeted flooring.

### BEDROOM TWO:

12'99 x 9'06 (3.66m x 2.90m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap, shower attachment and shower over, low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, Marble tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Mainly unoverlooked and fenced rear garden comprising patio area with remainder laid to lawn, some shrub borders, access door to garage.

### GARAGE, DRIVEWAY & PARKING:

Attached single garage fitted with power, lighting and up & over door. Driveway parking for three vehicles.

### AGENTS NOTES:

Council Tax Band: C

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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