



## Skiddaw Close

Freehold  
Tax Band: C

White Court, Braintree, CM77 7UR

**Guide Price £320,000**



Benefiting from two **DOUBLE** bedrooms, a **RECENTLY REFITTED** shower room and an **UNOVERLOOKED** & generously sized rear garden is this modern **SEMI-DETACHED** property. Offering a spacious 18' lounge, entry porch and kitchen/diner, with **POTENTIAL TO EXTEND (STPP)** and ideally set in a **MEWS LOCATION** within the popular White Court area, just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers!!



# Skiddaw Close, White Court, Braintree, CM77 7UR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Opaque double glazed window to front aspect, radiator, tiled flooring. Door into lounge.

### LOUNGE:

18'2 x 13'8 (5.54m x 4.17m)

Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring.

### KITCHEN / DINER:

13'8 x 9'4 (4.17m x 2.84m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob, space for fridge/freezer, washing machine and dishwasher, wall-mounted boiler, radiator, vinyl flooring. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### MASTER BEDROOM:

13'8 x 10'2 (4.17m x 3.10m)

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

### BEDROOM TWO:

13'8 x 9'5 (4.17m x 2.87m)

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

### SHOWER ROOM:

Opaque double glazed window to side aspect, fully tiled double shower unit set behind glass enclosure, inset WC, inset wash hand basin with tiled splash backs, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Generously sized and unoverlooked rear garden comprising sandstone patio area extending across property rear and side, remainder mainly laid to lawn with shrub borders and pathway leading to Summer House and additional shed, gated side access to driveway.

### DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles.

### AGENTS NOTES:

Council Tax Band: C

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.

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