



## Derwent Way

Braintree, CM77 7UX

**Offers In Excess Of £435,000**

Freehold  
Tax Band: E



**\*\*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.



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.



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.

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