HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Gilpin Way

Freehold
Tax Band:

White Court, Braintree, CM77 7UT

Guide Price £375,000

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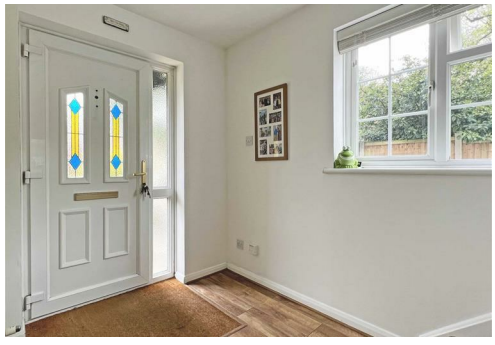
GUIDE PRICE £375,000-£400,000 Benefiting from an impressive 16' DUAL ASPECT kitchen/diner plus BAY-FRONTED lounge & CONSERVATORY is this EXTENDED three bedroom semi-detached property. Offering a GARAGE with driveway parking for 2-3 vehicles, modern bathroom & d/stairs cloakroom and a PRIVATE and mainly unoverlooked rear garden. Situated in a quiet CUL-DE-SAC position within the sought after White Court area, just a short walk to all local shops/amenities & popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed window to side aspect, stairs to first floor, under stairs storage cupboard, radiator, storage cupboard, laminate flooring and smooth ceiling with sunken spotlights.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, inset basin with tiled splash backs, vinyl flooring and smooth ceiling.

LOUNGE:
13'93 x 10'49 (3.96m x 3.05m)
Double glazed bay window to front aspect, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

KITCHEN / DINER:
16'73 x 11'10 (4.88m x 3.61m)
Double glazed windows to side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven and microwave, space for fridge/freezer and washing machine, integrated dishwasher, breakfast bar, radiator, laminate flooring and smooth ceiling with sunken spotlights. Double doors to conservatory.

CONSERVATORY:
14'73 x 11'15 (4.27m x 3.35m)
UPVC built with polycarbonate roof, radiator, vinyl tiled flooring. French doors onto rear garden and side door to driveway.

FIRST FLOOR ACCOMMODATION:

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

MASTER BEDROOM:
14'12 x 9'70 (4.27m x 2.74m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:
13'83 x 10'25 (3.96m x 3.05m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:
9'19 x 6'84 (2.74m x 1.83m)
Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring and smooth ceiling.

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

EXTERIOR:

REAR GARDEN:
Landscaped rear garden comprising patio area, remainder divided by railway sleepers incorporating artificial lawn area and main lawn area, access door to garage and gated side access.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door - Set back to the property rear giving driveway parking for 2-3 vehicles. Potential for the lawned front garden to be paved to create an additional parking area.

AGENTS NOTES:
Council Tax Band: TBC

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.