HAMILTON PIERS

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Skiddaw Close

Freehold
Tax Band: C

White Court, Braintree, CM77 7UN

Guide Price £375,000

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Boasting a 60' UNOVERLOOKED rear garden, 17' DUAL ASPECT lounge plus separate dining room & STUDY/PLAYROOM is this EXTENDED three DOUBLE bedroom end-terrace property. Benefiting from a modern 15' kitchen/breakfast room, UTILITY room & RECENTLY REFITTED d/stairs cloakroom, an EN-SUITE to master bedroom and family bathroom. Offering allocated parking and ideally set overlooking a greensward to front, located in 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 7UN

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, carpeted flooring.

STUDY / PLAYROOM:
10'11 x 5'10 (3.33m x 1.78m)
Double glazed window to front aspect, radiator, carpeted flooring.

DINING ROOM:
13'07 x 11'10 (4.14m x 3.61m)
Radiator, carpeted flooring. Open to kitchen/breakfast room.

LOUNGE:
17'11 x 11'11 (5.46m x 3.63m)
Double glazed windows to front and side aspects, radiator, carpeted flooring.

KITCHEN / BREAKFAST ROOM:
15'00 x 8'08 (4.57m x 2.64m)
Two double glazed windows and two Velux windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, Rangemaster cooker with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, walk-in larder cupboard, breakfast bar, radiator, tiled flooring and smooth part-vaulted ceiling with sunken spotlights.

UTILITY ROOM:
Opaque double glazed window to side aspect, matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to rear garden.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, vanity wash hand basin, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

MASTER BEDROOM:
15'00 reducing to 12'05 x 12'00 (4.57m reducing to 3.78m x 3.66m)
Double glazed windows to front and side aspects, fitted wardrobes and built-in wardrobe/storage cupboard, radiator, carpeted flooring.

EN-SUITE:
Single fully tiled corner shower unit, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring.

BEDROOM TWO:
11'10 x 8'11 max (3.61m x 2.72m max)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
11'10 x 9'01 (3.61m x 2.77m)
Double glazed windows to front aspect, built-in cupboard, radiator, carpeted flooring.

FAMILY BATHROOM:
Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring.

EXTERIOR:

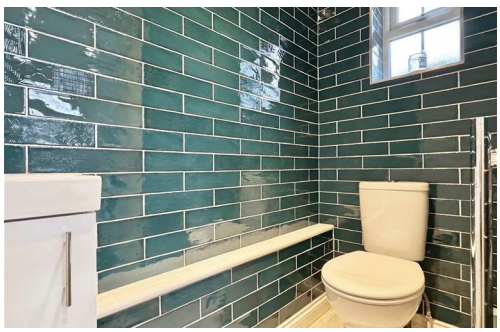
REAR GARDEN:
60' unoverlooked rear garden comprising hard landscaped patio area to property rear and side with path to side access gate, raised decking area, remainder mainly laid to lawn with shrub borders.

ALLOCATED PARKING:
Allocated parking to the rear of the property with further on-street parking readily available.

AGENTS NOTES:
There is an EV charger connected to the property.

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.