



## Buttermere

Freehold  
Tax Band: B

White Court, Braintree, CM77 7UY

**Guide Price £375,000**



**\*\*GUIDE PRICE £375,000-£400,000\*\*** Boasting an **IMPRESSIVE UNOVERLOOKED PLOT**, with a large 20' kitchen/diner, **CONSERVATORY** & spacious lounge, plus modern bathroom is this **IMMACULATELY PRESENTED** and **EXTENDED** three bedroom end-terrace property. Offering driveway parking for 3/4 vehicles, further **POTENTIAL TO EXTEND (STPP)** and located in the highly regarded White Court area, just a short walk to local shops/amenities & popular schools.



# Buttermere, White Court, Braintree, CM77 7UY

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

UPVC entrance door to front, double glazed window to front, doors to kitchen diner, lounge, stairs to first floor, radiator.

### KITCHEN/DINER:

20'8" x 15'5" > 8'4" (6.30m x 4.70m > 2.54m)

Double glazed windows to front and side, french doors to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated induction hob with glass splashback and extractor over, double oven, washing machine, dishwasher, space for fridge freezer, radiator, tiled flooring.

### LOUNGE:

14'1" x 11'1" (4.29m x 3.38m)

Double doors to conservatory, radiator.

### CONSERVATORY:

11'7" x 7'4" (3.53m x 2.24m)

UPVC roof, double glazed windows to side and rear, door to rear, wood effect flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Doors to bedroom one, bedroom two, bedroom three, family bathroom.

### MASTER BEDROOM:

10'1" + wardrobes x 9' (3.07m + wardrobes x 2.74m)

Double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM TWO:

11'3" x 8'8" (3.43m x 2.64m)

Two double glazed windows to front, fitted wardrobes, radiator.

### BEDROOM THREE:

8'11" x 8'4" (2.72m x 2.54m)

Double glazed window to front, radiator.

### FAMILY BATHROOM:

8'7" x 6'4" (2.62m x 1.93m)

Double glazed window to rear, p shaped bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, wood effect flooring.

### EXTERIOR:

To the front of the property is a pathway leading to the front door with parking for four vehicles plus access gate to side garden.

The side garden is fully enclosed by fencing and offers a spacious area which is currently laid to lawn with large storage shed and shingled area. This area may well be used for further parking or the erection of a cart lodge / garage (STPC).

From the side garden there is a gate that leads through to the expansive rear garden which is a particular feature of this property. Unusually large, the rear garden offers a level lawn area with an array of trees and planting to the borders. Further to this, there is a substantial decked area that wraps around the rear of the home providing ideal entertaining space.

### AGENTS NOTES:

Council Tax Band: B

For further information regarding this property, please call 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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