HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Skiddaw Close

White Court, Braintree, CM77 7UN

Freehold
Tax Band: E

Offers In Excess Of £465,000

4 3 3 D

NO ONWARD CHAINPRICED TO SELL and benefiting from masses of POTENTIAL TO EXTEND (STPP), positioned on a spacious CORNER PLOT with generous rear garden and THREE reception rooms inc. 16' DUAL ASPECT lounge & STUDY/SNUG is this four bedroom DETACHED property. Offering an EN-SUITE to master bedroom, GARAGE & driveway parking and situated in the highly sought after White Court development.

Skiddaw Close, White Court, Braintree, CM77 7UN

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Radiator, under stairs storage cupboard, stairs to first floor.

CLOAKROOM:
Radiator, low level WC, pedestal wash hand basin, carpeted flooring.

DINING ROOM:
10'02 x 9'01 (3.10m x 2.77m)
Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling.

LOUNGE:
16'08 x 10'04 (5.08m x 3.15m)
Double glazed window to rear aspect, double glazed patio doors to the rear, radiator, carpeted flooring, textured ceiling.

PLAYROOM / SNUG:
15'07 x 8'01 (4.75m x 2.46m)
Double glazed windows to front and rear aspects, radiator, carpeted flooring, textured ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Airing cupboard, loft access, carpeted flooring, textured ceiling.

MASTER BEDROOM:
11'02 x 10'05 (3.40m x 3.18m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring, textured ceiling.

EN-SUITE TO MASTER BEDROOM:
Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, enclosed shower unit.

BEDROOM TWO:
11'02 x 10'04 (3.40m x 3.15m)
Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:
11'02 x 9'07 (3.40m x 2.92m)
Double glazed window to front aspect, fitted wardrobes, radiator, textured ceiling.

BEDROOM FOUR:
10'05 x 6'02 (3.18m x 1.88m)
Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, low level WC, pedestal wash hand basin, panelled bath with shower attachment.

EXTERIOR:-

SIDE GARDEN:
approx 73ft (approx 22.25mft)
Enclosed by hedge line, mainly laid to lawn with mature trees and shrubs, open to main garden.

REAR GARDEN:
Enclosed rear garden mainly laid to lawn with hardstanding patio and pathways with well established trees and shrubs.

GARAGE, DRIVEWAY AND PARKING:
Garage to the side of the property with up and over door, light and power. driveway parking.

AGENTS NOTES:
Council Tax Band: E

For further information 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.