



Derwent Way

Freehold
Tax Band: D

White Court, Braintree, CM77 7UH

Guide Price £450,000



Boasting an UNOVERLOOKED & generously sized sunny rear garden, modern 17' kitchen/breakfast room plus spacious 17' lounge, dining room and STUDY is this VERSATILE three bedroom DETACHED property. Benefiting from a GARAGE (potential to convert) and driveway parking for two vehicles with generous frontage, POTENTIAL TO EXTEND (STPP) and ideally positioned in a quiet CUL-DE-SAC location within sought after White Court. Easy access to all local shops/amenities, popular schools and Braintree Town Centre/Station. Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure entry door, radiator, carpeted flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash back, radiator.

STUDY:

10'2 x 7'7 (3.10m x 2.31m)

Double glazed window to front aspect, radiator, carpeted flooring.

LOUNGE:

17'5 x 12'10 (5.31m x 3.91m)

Double glazed window to rear aspect, stairs to first floor, central electric fireplace with surround, radiator, carpeted flooring. Opening to dining room.

DINING ROOM:

11'10 x 9'10 (3.61m x 3.00m)

Storage cupboard, radiator, carpeted flooring. French doors to rear garden.

KITCHEN / BREAKFAST ROOM:

17'5 x 11'6 (5.31m x 3.51m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating single ceramic sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for American fridge/freezer, dishwasher and washing machine, wooden flooring. Part-glazed door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

13'1 x 8'10 (3.99m x 2.69m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:

11'2 x 8'10 (3.40m x 2.69m)

Double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE:

9'6 x 7'3 (2.90m x 2.21m)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, heated towel rail, wooden flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area across property rear and side with remainder mainly laid to lawn, mature shrub borders, storage shed and gated side access.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles with the potential to convert the frontage and extend the driveway for further parking.

AGENTS NOTES:

Council Tax Band: D

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.

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