



## Derwent Way

Freehold  
Tax Band: D

White Court, Great Notley, Braintree, CM77 7UW

**Guide Price £515,000**



Boasting THREE reception rooms inc. 17' lounge, 16' DUAL ASPECT dining room & STUDY / PLAYROOM plus a generously sized SOUTH-FACING rear garden and GARAGE (potential to convert) with driveway for two vehicles is this FOUR DOUBLE bedroom detached property. Benefiting from a spacious 16' kitchen/breakfast room, EN-SUITE to master plus family bathroom & d/stairs cloakroom and ideally positioned on a CORNER PLOT in a tucked away CUL-DE-SAC within the sought after White Court area. Offering incredibly VERSATILE LIVING SPACE throughout and set just walking distance to all local shops/amenities & popular schools.



# Derwent Way, White Court, Great Notley, Braintree, CM77 7UH

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

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Double glazed window to side aspect, part double glazed secure main entry door, radiator, carpeted flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset was hand basin with tiled splash back, radiator, laminate flooring.

### DINING ROOM:

16'10 x 12'10 (5.13m x 3.91m)

Double glazed windows to front and side aspects, stairs to first floor, two radiators, wooden flooring and smooth covered ceiling with sunken spotlights.

### STUDY / PLAYROOM:

11'00 x 9'08 (3.35m x 2.95m)

Double glazed windows to front and side aspects, radiator, wooden flooring and smooth covered ceiling with sunken spotlights.

### KITCHEN / BREAKFAST ROOM:

16'10 x 11'07 (5.13m x 3.53m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating a two and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge/freezer, dishwasher and washing machine, radiator, tiled flooring and smooth covered ceiling. Door to rear aspect.

### LOUNGE:

17'03 x 12'11 (5.26m x 3.94m)

Two radiators, wooden flooring and smooth covered ceiling. Patio doors across rear aspect to garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access (housing recently refitted boiler), carpeted flooring and smooth covered ceiling.

### MASTER BEDROOM:

13'00 x 11'08 (3.96m x 3.56m)

Double glazed window to rear aspect, built-in wardrobes and fitted wardrobes and storage drawers, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled

corner shower unit, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth covered ceiling with sunken spotlights.

### BEDROOM TWO:

13'03 x 9'02 (4.04m x 2.79m)

Double glazed windows to front and side aspects, radiator, laminate flooring.

### BEDROOM THREE:

11'03 x 9'03 (3.43m x 2.82m)

Double glazed window to side aspect, fitted wardrobes, radiator, carpeted flooring.

### BEDROOM FOUR:

9'08 x 7'04 (2.95m x 2.24m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth covered ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

South-facing rear garden, enclosed by fencing and comprising patio area across property rear with remainder mainly laid to lawn, large shed, mature shrubs to borders with scattered flowering plants, two gated access points and access door to garage.

### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles with further on-street parking available if required.

### 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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