



## 14 GILPIN WAY, BRAINTREE CM77

GUIDE PRICE £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* THE ONE YOU'VE BEEN WAITING FOR \*\*** Situated upon the highly sought after WHITE COURT development within the sought after parish of Great Notley, this highly desirable THREE bedroom semi-detached home enjoys a generous plot with great frontage, presented in SUPERB decorative order throughout. Enjoying an enviable CUL-DE-SAC position, within walking reach of excellent schools and onsite amenities, viewing is simply a must in order to truly appreciate this beautifully finished home that offers POTENTIAL TO EXTEND STPP, whilst being one of the more sought after styles of home within this renowned family orientated development.



## GROUND FLOOR

### Entrance Hall

LVT flooring, stairs rising to first floor, door to;

### Living Room 13'2" x 12'5" (4.03 x 3.79)

LVT flooring, double glazed window to front, under stair storage cupboard, opening to;

### Dining Room 10'11" x 7'9" (3.33 x 2.38)

LVT flooring, patio doors to rear garden, door to;

### Kitchen 11'7" x 7'5" (3.54 x 2.27)

Vinyl flooring, window to side and door to rear aspect, wall and base level shaker style units with integral slimline dishwasher, double oven, base level fridge, induction hob, and space for washing machine.

## FIRST FLOOR

### Landing

Carpet flooring, window to side aspect, doors to;

### Bedroom One 15'9" x 8'10" (4.82 x 2.70)

Carpet flooring, window to front aspect, built in wardrobe

### Bedroom Two 9'9" x 9'0" (2.98 x 2.76)

Carpet flooring, double glazed window to rear aspect, airing cupboard

### Bedroom Three 9'7" x 6'5" (2.93 x 1.98)

Carpet flooring, window to front aspect, built in cupboard

### Bathroom

Shower over bath, hand wash basin, WC, obscure window to rear aspect

## EXTERIOR

### Front

Driveway parking for two vehicles, with further garden to lawn, side gate to rear. Single Garage with up and over door to front

### Rear Garden

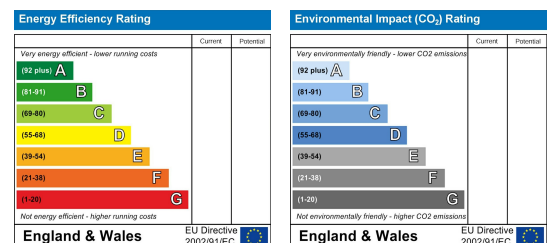
Paved patio leading to garden laid to lawn, decked entertaining area to the lower garden, side access door to Garage.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

