



## Crummock Close

White Court, Braintree, CM77 7UP

**Guide Price £525,000**

Freehold  
Tax Band: E



Boasting a substantial 18' kitchen/diner, 18' BAY-FRONTED lounge plus STUDY/PLAY ROOM and a part-converted garage with driveway parking for two vehicles is this MODERN and impressively sized four bedroom detached property. Benefiting from PLANNING CONSENT TO EXTEND\*, d/stairs cloakroom & utility, plus a SIZEABLE REAR GARDEN. Ideally located facing WOODLAND VIEWS to front in an enviable CUL-DE-SAC position within the popular White Court area. Easy access to all local shop/amenities & popular local schools.





# Crummock Close, White Court, Braintree, CM77 7UP

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, under stairs storage area, radiator, solid wooden flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, solid wooden flooring and smooth ceiling with sunken spotlights.

### LOUNGE:

18'00 x 10'09 (5.49m x 3.28m)

Double glazed bay window to front aspect, wall-mounted air conditioning unit, radiator, carpeted flooring.

### KITCHEN / DINER:

18'8 x 17'4 (5.69m x 5.28m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, cooker, integrated dishwasher, space for fridge/freezer, two radiators, solid wooden flooring and smooth coved ceiling with sunken spotlights. Double doors onto rear garden.

### UTILITY ROOM:

Matching base and wall units, edged work surfaces incorporating single bowl sink, space for washing machine and tumble dryer, large bi-folding cupboards giving access to recessed storage area with double glazed window to side aspect, fitted shelving and wall-mounted boiler.

### PLAY ROOM / STUDY:

11'06 x 8'06 (3.51m x 2.59m)

Radiator, carpeted flooring and smooth coved ceiling. Part-glazed door to rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access, radiator, carpeted flooring.

### MASTER BEDROOM:

13'01 x 10'07 (3.99m x 3.23m)

Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:

15'05 x 8'00 plus large recess (4.70m x 2.44m plus large recess)

Two double glazed windows to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:

12'02 x 8'04 (3.71m x 2.54m)

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

### BEDROOM FOUR:

10'03 x 8'01 (3.12m x 2.46m)

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

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, enclosed double shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

A sizeable rear garden enclosed by fencing and comprising patio area across property rear, remainder mainly laid to lawn with raised decking area to rear, Summer House, storage shed, gated side access.

#### GARAGE, DRIVEWAY & PARKING:

Part-converted garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

#### AGENTS NOTES:

Council Tax Band: E

For further information, please contact 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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