



Coniston Close

Freehold
Tax Band: D

White Court, Braintree, CM77 7UJ

Guide Price £435,000



Boasting an UNOVERLOOKED landscaped rear garden, 21' DUAL ASPECT lounge/diner, spacious kitchen & d/stairs cloakroom is this three DOUBLE bedroom DETACHED property. Benefiting from an integral GARAGE with driveway parking for 2-3 vehicles, IMMACULATELY PRESENTED throughout and offering POTENTIAL TO EXTEND (STPP). Ideally located in the sought after White Court area within walking distance of shops/amenities & popular schools, with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed composite main entry door, stairs to first floor, radiator, wooden flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, wooden flooring.

LOUNGE / DINER:

21'20 x 11'02 (6.40m x 3.40m)

Double glazed windows to front and rear aspects, two radiators, carpeted flooring. French doors onto rear garden.

KITCHEN:

12'03 x 9'06 (3.73m x 2.90m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, radiator, wooden flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, airing cupboard, loft access, built-in storage cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

14'03 x 13'01 (4.34m x 3.99m)

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

BEDROOM TWO:

13'09 x 7'11 (4.19m x 2.41m)

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

BEDROOM THREE:

13'03 x 8'05 (4.04m x 2.57m)

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

FAMILY SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled triple shower unit, inset WC, vanity wash hand basin with tiled splash backs, shaver point, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked fenced rear garden comprising patio across property rear and sides with remainder mainly laid to lawn, Summer House, landscaped shrub borders, access door to garage, gated side access.

GARAGE, DRIVEWAY & PARKING:

Integrated garage fitted with power, lighting, eaves storage and electric up & over door. Driveway parking for 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, 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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