



## Derwent Way

Braintree, CM77 7UX

**Guide Price £575,000**

Freehold  
Tax Band: E



Boasting FOUR RECEPTION ROOMS and FOUR/FIVE DOUBLE BEDROOMS\* is this very well presented and EXTENDED detached family home. Offering a spacious lounge & separate dining room, modern kitchen & UTILITY room, a PLAY ROOM / STUDY and adjoining FAMILY ROOM / FIFTH BEDROOM with SHOWER RM (and ANNEX potential!), entrance hall & cloakroom, REFITTED FAMILY BATHROOM, generous frontage with driveway and an UNOVERLOOKED REAR GARDEN. Ideally located close to local shops, schools and amenities. Contact Hamilton Piers for Great Notley to view today!



# Derwent Way, Braintree, CM77 7UX

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE PORCH:

Composite entrance door to front, double glazed window to side, door to;

### ENTRANCE HALL:

Wood effect flooring, radiator, stairs to first floor, doors to;

### CLOAKROOM/WC:

Low level WC, vanity hand basin, tiled floor, under stairs cupboard.

### LOUNGE:

17'3" x 12'7" (5.26m x 3.84m)

Double glazed window to front and side, two radiators, feature fireplace with coal effect fire inset, wood effect flooring, sliding doors to;

### DINING ROOM

12'7" x 9'10" (3.84m x 3.00m)

Double glazed French doors to rear, wood effect flooring, radiator.

### STUDY / FAMILY ROOM:

15'1" x 7'11" (4.60m x 2.41m)

A versatile room which could be used as any required reception room, an additional bedroom or used with the adjoining room and it's shower room to create an annex space.

Double glazed window to front, wood effect flooring, radiator, door to;

### PLAY ROOM / TV ROOM / BEDROOM FIVE:

12'11" x 8'2" (3.94m x 2.49m)

Again, a versatile room which is ideal as a ground-floor bedroom with the adjoining shower room (or en suite!), or to create an annex area, or as an additional reception room... or even ideal for those requiring space to work from home.

Double glazed window to front, wood effect flooring, radiator, door to;

### SHOWER ROOM / EN SUITE (2)

Double shower cubicle, low level wc, vanity basin, tiled floor, towel radiator.

### KITCHEN

13'6" x 9'10" (4.11m x 3.00m)

Double glazed window to rear, modern range of wall and base units, rolled edge worktops with sink inset, built in oven & hob, space for dishwasher & fridge freezer, gas central heating boiler housed in cupboard, door to;

## UTILITY ROOM:

9'6" x 8'1" (2.90m x 2.46m)

Double glazed door and window to rear, range of wall and base units, worktops with sink inset, space for washing machine & tumble dryer.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed window to side on half landing, glass balustrades, loft access, airing cupboard, doors to:

### BEDROOM ONE:

14'4" x 12'2" (4.37m x 3.71m)

Double glazed window to front, wood effect flooring, radiator, door to;

### EN SUITE (1)

Obscure double glazed window to front, refitted suite with fully tiled shower cubicle, vanity basin, low level wc, chrome towel radiator, tiled walls and floor.

### BEDROOM TWO:

13' x 10'6" (3.96m x 3.20m)

Double glazed window to rear, wood effect flooring, radiator.

### BEDROOM THREE:

11'1" x 8'5" (3.38m x 2.57m)

Double glazed window to front, radiator.

### BEDROOM FOUR:

10'1" max x 8'6" (3.07m max x 2.59m)

Double glazed window to rear, radiator.

## FAMILY BATHROOM:

Obscure double glazed window to rear, modern suite with vanity hand basin, low level wc, sunken jacuzzi bath, chrome towel radiator, tiled wall and floor.

## EXTERIOR:-

### FRONT GARDEN & DRIVEWAY:

Lawned front garden area, driveway with off road parking.

### REAR GARDEN:

Brick paved patio area, mainly laid to lawn, raised shrub borders, two sheds, mostly unoverlooked to rear.

## AGENTS NOTES:-

Contact Hamilton Piers of Great Notley to view.



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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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