



Windermere Drive

White Court, Braintree, CM77 7UA

Asking Price £525,000



Freehold
Tax Band: E

Boasting FOUR reception rooms inc. STUDY/PLAYROOM, spacious lounge plus 16' CONSERVATORY and a modern refitted 19' kitchen/breakfast room & separate dining room is this IMMACULATELY PRESENTED four DOUBLE bedroom detached property. Benefiting from a GENEROUS REAR GARDEN, an en-suite to master plus family bathroom & d/stairs cloakroom and offering a garage with driveway parking for three vehicles. Ideally located in the sought after White Court area within walking distance of all local shops/amenities & popular schools.



Windermere Drive, White Court, Braintree, CM77 7UA

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

GROUND FLOOR ACCOMMODATION:

ENTRY LOBBY:

Part-glazed main entry door with double glazed windows to front aspect, tiled flooring. Doors into study/playroom and inner hall.

INNER HALL:

Stairs to first floor, radiator, solid wood flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin, fully tiled, heated towel rail, solid wood flooring.

STUDY / PLAYROOM:

14'03 x 8'04 (4.34m x 2.54m)

Double glazed window to front aspect, wall-mounted electric heater, solid wood flooring and smooth ceiling.

LOUNGE:

15'06 x 12'07 (4.72m x 3.84m)

Double glazed window to front aspect, central gas fireplace with hearth and surround, radiator, solid wood flooring and smooth coved ceiling.

DINING ROOM:

12'07 x 10'05 (3.84m x 3.18m)

Wall-mounted electric heater, radiator, solid wood flooring. Patio doors into conservatory.

KITCHEN / BREAKFAST ROOM:

19'03 x 12'01 (5.87m x 3.68m)

Two double glazed windows to rear aspect, double glazed window to side aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating single bowl sink with central mixer tap and drainer, built-in oven and microwave oven, induction hob with extractor hood over, space for American fridge/freezer, integrated washing machine and dishwasher, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth coved ceiling. Part-glazed door to side aspect.

CONSERVATORY:

16'06 x 10'03 (5.03m x 3.12m)

UPVC construction with vaulted glass roof, radiator, tiled flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

12'10 x 10'10 plus large door recess (3.91m x 3.30m plus large door recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to side aspect, fully tiled, double shower unit set behind glass enclosure, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

11'08 x 11'03 (3.56m x 3.43m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

11'11 x 7'10 (3.63m x 2.39m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

9'09 x 9'07 plus wardrobe recess (2.97m x 2.92m plus wardrobe recess)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, freestanding bath with central mixer tap and dual shower over, low level WC, vanity wash hand basin, fully tiled, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Generously sized rear garden, enclosed by fencing and comprising patio area across property rear with remainder mainly laid to lawn, mature shrub borders, storage box unit and shed, gated side access.

GARAGE, DRIVEWAY & PARKING:

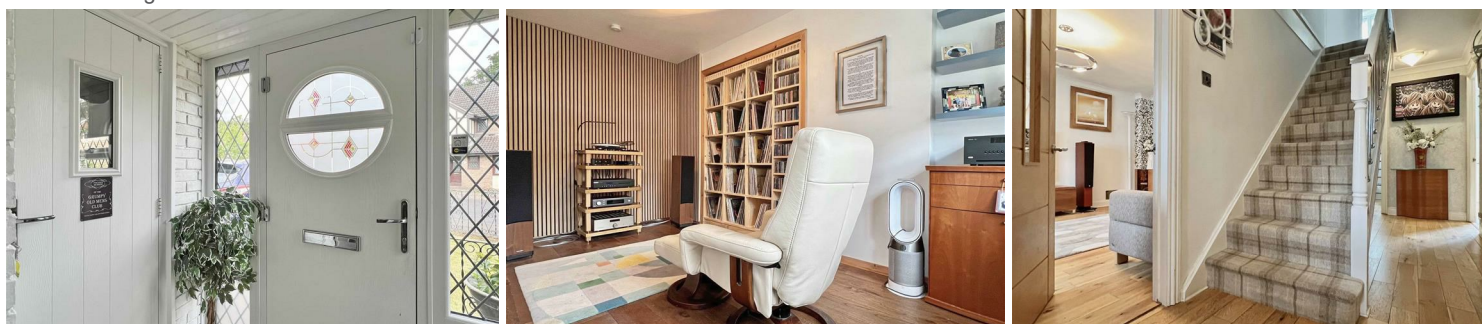
Originally a double garage with one half since converted (to create study/playroom), existing garage fitted with power, lighting and up & over door. Driveway parking for three vehicles.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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