



Windermere Drive

Freehold
Tax Band: E

White Court, Braintree, CM77 7UB

Asking Price £475,000



Boasting an UNOVERLOOKED & privately enclosed rear garden, 16' BAY-FRONTED lounge plus separate dining room, spacious kitchen & UTILITY room is this VERSATILE four bedroom detached property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, integral GARAGE (with potential to convert*) and driveway parking for three vehicles. In need of some modernisation and ideally located within the sought after White Court area, within walking distance of all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



Windermere Drive, White Court, Braintree, CM77 7UB

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE:

Entry porch with door into cloakroom and access into lounge, dining room, kitchen and utility room.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, vinyl flooring.

LOUNGE:

16'04 x 15'10 (4.98m x 4.83m)

Double glazed bay window to front aspect, stairs to first floor. Opening to dining room.

DINING ROOM:

9'09 x 9'08 (2.97m x 2.95m)

Radiator, patio doors onto rear garden.

KITCHEN:

9'08 x 9'06 (2.95m x 2.90m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor, integrated low level fridge and freezer, radiator, vinyl flooring.

UTILITY ROOM:

Double glazed window to side aspect, fitted base units, roll top work surface incorporating single bowl sink with central mixer tap and drainer, space for washing machine, tumble dryer and dishwasher, wall-mounted boiler (recently installed), radiator, vinyl flooring. Part-glazed door to rear garden and access door into garage.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, airing cupboard, exposed wooden flooring.

MASTER BEDROOM:

12'06 x 9'08 plus entry recess (3.81m x 2.95m plus entry recess)

Double glazed window to front aspect, radiator, exposed wooden flooring, archway opening to en-suite.

EN-SUITE:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, radiator, exposed wooden flooring.

BEDROOM TWO:

12'08 x 8'09 (3.86m x 2.67m)

Double glazed window to front aspect, radiator, exposed wooden flooring.

BEDROOM THREE:

10'11 x 9'06 (3.33m x 2.90m)

Double glazed window to rear aspect, radiator, exposed wooden flooring.

BEDROOM FOUR:

8'05 x 8'03 reducing to 6'07 (2.57m x 2.51m reducing to 2.01m)

Double glazed window to rear aspect, radiator, exposed wooden flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, radiator, exposed wooden flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed rear garden comprising patio area extending across property rear, remainder mainly laid to lawn with mature shrub and tree borders, gated side access.

GARAGE, DRIVEWAY & PARKING:

Integral 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



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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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