



Derwent Way

Braintree, CM77 7UX

Guide Price £400,000

Freehold
Tax Band: E



****COMPETITIVELY PRICED TO SELL**** Boasting a previously extended **TANDEM GARAGE** (potential to convert*), spacious lounge, dining room, kitchen and ground floor shower room plus a **PRIVATE** rear garden is this four bedroom **DETACHED** property. Offering a **COMPLETE ONWARD CHAIN** and benefiting from a **RECENTLY REFITTED BOILER**, updated UPVC windows and ideally located within a short walk to all local shops/amenities & popular schools.



Derwent Way, Braintree, CM77 7UX

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring.

SHOWER / WET ROOM:

Double glazed window to rear aspect, walk-in fully tiled shower unit set behind glass screen, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, fitted storage cupboards, heated towel rail, tiled flooring.

LOUNGE:

15'00 x 13'2 (4.57m x 4.01m)

Double glazed window to front aspect, central wall-mounted electric fireplace, radiator, carpeted flooring. Opening to dining room.

DINING ROOM:

12'3 x 11'1 (3.73m x 3.38m)

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

KITCHEN:

11'11 x 8'11 (3.63m x 2.72m)

Double glazed windows to side and rear aspects, a range of matching base and wall units, roll top work surfaces incorporating a double bowl sink with central mixer tap, cooker with electric hob, space for fridge/freezer, washing machine and dishwasher, wall-mounted boiler, vinyl flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

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

MASTER BEDROOM:

11'8 x 10'8 (3.56m x 3.25m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

13'7 x 10'8 reducing to 8'8 (4.14m x 3.25m reducing to 2.64m)

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

BEDROOM THREE:

10'8 max to 5'7 x 11'3 max to 8'00 (3.25m max to 1.70m x 3.43m max to 2.44m)

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

BEDROOM FOUR:

9'4 x 7'1 (2.84m x 2.16m)

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

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, laminate flooring.

EXTERIOR:

REAR GARDEN:

Private rear garden, enclosed by fencing and comprising patio area across property rear and side with remainder mainly laid to lawn with a series of mature trees and shrubs, gated access to side and door to garage.

TANDEM GARAGE & DRIVEWAY PARKING:

29'3 x 9'00 (8.92m x 2.74m)

Tandem double-length garage fitted with power, lighting and up & over door plus overhead storage. Driveway parking.

AGENTS NOTES:

Council Tax Band: E

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



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

