



Buttermere

Braintree, CM77 7UY

Guide Price £400,000



Boasting a DOUBLE STOREY EXTENSION and benefitting from EN-SUITE to master, a 20' DUAL ASPECT kitchen plus GARAGE/parking is this four DOUBLE bedroom DETACHED property. Offering 15' lounge plus STUDY and set in sought after White Court, a short walk to popular schools/amenities.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

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

CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, laminate wood flooring, smooth ceiling.

LOUNGE: (15'11" x 9'09")

Double glazed windows to front and rear aspects, radiator, laminate wood flooring, smooth ceiling.

KITCHEN: (20'04" x 14'08")

Double glazed windows to side and rear aspect, matching and base units, one and a half bowl sink and drainer with central mixer taps, built-in double oven, electric hob with extractor hood, integrated dishwasher and washing machine, space for American fridge/freezer, floating island, wall-mounted boiler, radiator, tiled flooring, smooth ceiling, double glazed french doors to rear aspect.

STUDY: (11'02" x 9'08")

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

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, textured ceiling.

MASTER BEDROOM: (11'02" x 10'02")

Double glazed window to front aspect, built-in cupboard, radiator, laminate wood flooring, smooth ceiling.

EN-SUITE:

Enclosed double shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling,

BEDROOM TWO: (13'01" x 9'04")

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate wood flooring, textured ceiling.

BEDROOM THREE: (11'08" x 9'05")

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate wood flooring, textured ceiling.

BEDROOM FOUR:

Double glazed window to rear aspect, radiator, carpet to floor and textured ceiling.

FAMILY BATHROOM:

Panelled bath with shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, vinyl flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden with hardstanding patio area, side access via gate.

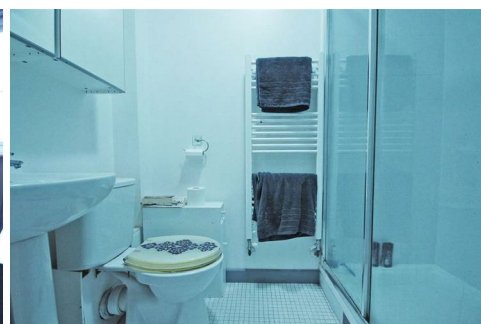
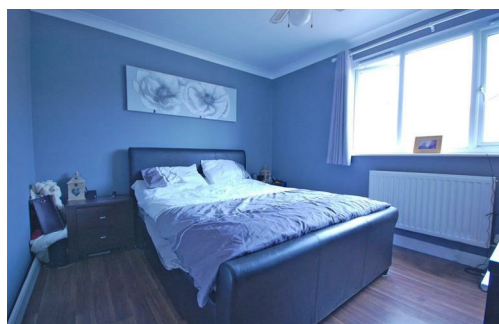
GARAGE, DRIVEWAY AND PARKING:

Single garage with up and over door, driveway parking.

AGENTS NOTES:

For further information 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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

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