



The Courtyard

Braintree, CM7 9DE

Asking Price £425,000



Benefiting from three reception rooms inc. 18' DUAL ASPECT LOUNGE, study & an EN-SUITE to master is this four bedroom CHARACTERFUL property. Offering a GARAGE & driveway with well-proportioned gardens & located a short walk from Town Centre & Station.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, understairs storage, carpeted flooring, smooth ceiling.

CLOAKROOM:

Low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

LOUNGE: (18'06" x 10'11")

Double glazed windows to front and rear aspects, fireplace surround, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

DINING ROOM: (10'00" x 9'10")

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

KITCHEN / BREAKFAST ROOM: (15'07" x 8'10")

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, extractor hood, integrated fridge/freezer, space for dishwasher and washing machine, wall-mounted boiler, radiator, laminate wood flooring, smooth ceiling.

STUDY: (11'03" x 7'00")

Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (11'04" x 10'00")

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

EN-SUITE TO MASTER BEDROOM:

Velux window to front aspect, enclosed shower unit with rainfall shower head, partly tiled walls, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

BEDROOM TWO: (12'01" x 10'11" MAX)

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

BEDROOM THREE: (11'04" x 10'02")

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

BEDROOM FOUR: (8'04" x 7'07")

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

FAMILY BATHROOM:

Velux window to rear aspect, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Enclosed by iron railings the front garden is mainly laid to lawn with mature borders and shrubs, hardstanding pathway and driveway.

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with mature shrubs and trees, hardstanding patio area, side access via a gate and alleyway.

GARAGE, DRIVEWAY AND PARKING:

Detached garage with light and power, eaves storage, parking for three vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.



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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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