



- Four bedroom detached house
- En suite & Dressing room to master
- Refitted kitchen with oak worktops
- Utility room
- Cloakroom
- Popular development
- Driveway for three vehicles
- Contemporary finish
- Landscaped rear garden
- New boiler

21 Derwent Way, Great Notley, Braintree, Essex. CM77 7UH.

** Guide Price £385,000 - £400,000 **

Forming part of the frequently requested White Court Development which falls within the Great Notley District of Braintree, is this well presented & deceptively spacious four bedroom detached house. Offering an array of spacious accommodation arranged over three floors, we believe the property would make an ideal family home for a variety of prospective purchasers. The ground floor accommodation comprises entrance porch, cloakroom, well-appointed lounge, shaker style kitchen with solid oak worktops, utility, and a study. To the first floor, there are three bedrooms and a family bathroom. On the second floor, you will find the master suite which includes a separate dressing room, and an En suite bathroom with underfloor heating & Jacuzzi bath. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a block paved driveway which provides off road parking for three vehicles. New to the market, only internal



Property Details.

Entrance Porch

Entry door to front, tiled floor, double glazed window to side, door to;

Cloakroom

Opaque double glazed window to front, low-level W/C, hand wash basin, tiled walls & floor

Lounge

12' 9" x 13' 7" (3.89m x 4.14m) Double glazed window to front, radiator, television & telephone point, doors to;

Kitchen/Diner

16' 9" x 11' 5" (5.11m x 3.48m) Double glazed window to side, double glazed French doors to rear, matching wall & base units, oak worktops, inset ceramic sink with drainer, tiled splashback, wall mounted boiler, wine cooler, space for range cooker with extractor over, integrated dishwasher,

Utility

7' 1" x 8' 1" (2.16m x 2.46m) Wall & base units, worktops, space/plumbing for appliances

Study

10' 4" x 7' 2" (3.15m x 2.18m) Double glazed window to front, loft access, internet & telephone points

Inner Hallway

Double glazed window to side, stairs to first floor

Bedroom Two

12' 8" x 9' 2" (3.86m x 2.79m) Double glazed window to front, radiator, fitted wardrobes

Bedroom Three

9' 2" x 10' 6" (2.79m x 3.20m) Double glazed window to rear, radiator, fitted wardrobes

Bedroom Four

7' 6" x 7' 4" (2.29m x 2.24m) Double glazed window to front, radiator

Family Bathroom

Opaque double glazed window to rear, heated chrome towel rail, low level W/C, wash hand basin, bath with glass screen & shower over, tiled walls, vinyl flooring

Master Bedroom

16' 12" x 8' 0" (5.18m x 2.44m) - MAX - Double glazed window to side, 3 Velux windows to side, panel heater, doors to;

Dressing Room

7' 0" x 6' 1" (2.13m x 1.85m) Double glazed window to side

En suite

Two Velux window to side, heated chrome towel rail, underfloor heating, low-level W/C, hand wash basin, Jacuzzi paneled bath with shower attachment, tiled walls & floor

Rear Garden

Mainly laid to lawn, decking area with pergola, plug sockets, enclosed by paneled fencing, outside shower, tap & lighting, side access via wooden gate, storage shed/outbuilding

Frontage

There is a paved driveway which provides off-road parking for 3 vehicles