



# 5 Crummock Close, White Court, Braintree, Essex, CM77 7UP

- WELL PRESENTED THREE BEDROOM DETACHED
- CLOAKROOM
- LOUNGE & DINING AREA
- CONSERVATORY
- REFITTED KITCHEN & UTILITY ROOM
- FIRST FLOOR SHOWER ROOM
- GARAGE AND DRIVEWAY
- PLEASANT REAR GARDEN
- POPULAR TURNING
- VIEWING ESSENTIAL





## PROPERTY DESCRIPTION

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A Three Double Bedroom Detached Family Home located on the ever popular White Court Development. The accommodation comprises of an Entrance Hall, Cloakroom, Lounge, Dining Area, Conservatory and a Re-Fitted Kitchen and Utility Room to the ground floor with Three Bedrooms and a Shower Room to the First Floor. The property further benefits from gas central heating, double glazing, driveway providing off road parking, single garage and a pleasant rear garden. (Council Tax Band - D)

The property itself is situated in a quiet cul-de-sac location, close to woodland and is within walking distance to local shops, schools and amenities. Braintree Station is located approximately 2 miles away, providing a regular service (via Chelmsford City Centre) to London Liverpool Street.





# ROOM DESCRIPTIONS

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## Property Information

### Accommodation

(With approximate room sizes)

Double glazed entrance door leads into entrance hall.

### Entrance Hall

Stairs rising to first floor, understairs storage area, karndean flooring, doors to cloakroom, utility room and lounge.

### Cloakroom

Obscure double glazed window to side, low level wc, wash hand basin, heated towel rail, karndean flooring.

### Lounge

18' x 10' 10" (5.49m x 3.30m)

Double glazed window to front, radiator, access to dining area.

### Dining Area

9' 11" x 9' (3.02m x 2.74m)

Radiator, access to kitchen, double glazed patio doors to conservatory.

### Conservatory

11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed windows and door to rear garden. personal door to garage.

### Re-Fitted Kitchen

9' 10" x 9' 4" (3.00m x 2.84m)

Fitted with a range of base and eye level storage cupboards, double glazed window to rear, space for fridge/freezer, integrated electric double oven and induction hob with extractor over, stainless steel sink unit, door to utility room.

### Re-Fitted Utility Room

Space and plumbing for washing machine, double glazed door to rear garden, double glazed window to side, cupboard housing the wall mounted gas boiler.

### First Floor Landing

Loft access, Radiator, doors to:

### Shower Room

Obscure double glazed window to rear, independent shower cubicle, low level wc, vanity wash hand basin, shaver point, extractor fan, heated towel rail.

## Bedroom One

13' x 12' 5" (3.96m x 3.78m)

Double glazed window to front, radiator, coved ceiling, fitted wardrobes.

## Bedroom Two

14' x 7' 4" (4.27m x 2.24m)

Double glazed window to rear, radiator, coved ceiling, wardrobe recess

## Bedroom Three

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed window to front, radiator, coved ceiling.

## Outside

To the front of the property there is driveway providing off road parking which leads to the single garage with up and over door with power and light connected. The side gate leads to the rear garden which commences with a patio area with the remainder being laid to lawn, outside tap and wooden shed to remain.

## Services

All main services are connected

## Viewing

By prior appointment with BALCH ESTATE AGENTS.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

NB: We are required by HMRC to request ID from all purchasers and vendors.

## Agents Note

The Estate Agents Act 1979 requires that Estate Agents must disclose that the Vendor of this property is an employee of Balch Estate Agents





**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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