



22 STAFFORD CRESCENT, BRAINTREE CM7

OFFERS IN EXCESS OF £525,000

5 Bedrooms | 3 Bathrooms | 3 Receptions

**** GREAT FAMILY HOME **** Situated upon the family orientated and much sought after KINGS PARK development, coming to the market for the very first time since new is this spacious and EXTENDED family home enjoys flowing internal living space, offering no less than THREE reception rooms, with additional space within the converted Garage for a work from home premises or GYM/PLAYROOM. The well designed LOFT CONVERSION offers a generous Master Bedroom suite, with walk in Dressing Room and EN-SUITE, giving a total of FIVE bedrooms with a further en-suite to the second bedroom, as well as a modern fitted family bathroom. Working from home is no problem in this versatile home, with a ground floor study, as well as potential for a second home office within the first floor fifth bedroom. Externally, there is block paved frontage offering plenty of off street parking, whilst the landscaped rear Garden offers a peaceful retreat during warm summer afternoons, with paved patio seating areas, together with an area to lawn, giving space for the younger generation to play. Early viewing is highly recommended owing to the sought after nature of this modern development.



GROUND FLOOR

Entrance Hall

Radiator, LVT flooring, stairs to first floor, doors to;

Study 8'11" x 7'2" (2.72 x 2.19)

LVT flooring, radiator, double glazed window to front aspect

Kitchen/Dining Room 25'8" x 10'11" > 7'9" (7.83 x 3.35 > 2.37)

Tiled flooring, wall and base level cream high gloss units with granite work surfaces, with an integral double oven, additional microwave oven, six ring gas hob with extractor over, integrated dishwasher, fridge-freezer, wine fridge, 3 x pull out larger units, one and a half stainless steel sink with mixer tap, space for washing machine. Opening to Dining Room with bi-folding doors to rear aspect, vertical radiator, french doors to lounge

Cloakroom

WC, hand wash basin, radiator

Living Room 16'6" x 10'4" (5.04 x 3.17)

LVT flooring, radiator, feature electric fireplace, opening to;

Sitting Room 12'2" x 9'6" (3.72 x 2.91)

LVT flooring, radiator, french doors to rear aspect, velux window, door to;

Gym/Playroom 14'5" x 8'1" (4.41 x 2.47)

Door to rear aspect, integral door to Garage

FIRST FLOOR

Landing

Carpet flooring, stairs to second floor, doors to;

Bedroom Two 13'10" x 10'4" (4.23 x 3.15)

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobe, doors to;

En-Suite

Corner shower enclosure, WC, hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to front aspect

Bedroom Three 11'6" x 8'9" (3.53 x 2.67)

Carpet flooring, radiator, wardrobe

Bedroom Four 8'5" x 8'0" (2.57 x 2.46)

Carpet flooring, double glazed window to rear aspect, wardrobe

Bedroom Five 8'8" x 6'11" (2.65 x 2.12)

Carpet flooring, double glazed window to front aspect, radiator

Family Bathroom

Bath with shower over, WC, hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to side aspect

SECOND FLOOR

Master Bedroom 20'2" x 10'2" (6.15 x 3.11)

Carpet flooring, velux window to front aspect with further double glazed window to rear, eaves storage, radiator, opening to walk in Dressing Room, double glazed window to rear, opening to;

En-Suite

Freestanding roll top bath, shower enclosure, WC, hand wash basin inset to vanity unit, tiled flooring, chrome heated towel radiator, velux window to front

EXTERIOR

Front

Block paved frontage with off street parking, leading to single Garage with electric roller door

Rear Garden

Block paved patio area leading to garden laid to lawn with established borders

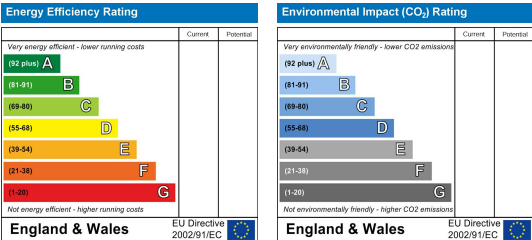
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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