



2 WILLINGALE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £675,000

5 Bedrooms | 2 Bathrooms | 4 Receptions

**** MUST VIEW FAMILY HOME **** Situated upon the desirable and family orientated KINGS PARK development, within short walking distance of the "Outstanding" rated Lyons Hall Primary School, this large family home offers POTENTIAL TO EXTEND STPP, boasting one of the largest plots on the development with pristinely maintained gardens to both the front, side, and rear elevations. Further boasting FOUR reception rooms, together with a UTILITY ROOM, the first floor accommodation offers FIVE generous bedrooms, with a spacious Master Bedroom suite with separate DRESSING ROOM and EN-SUITE shower room. Externally the property offers a detached DOUBLE GARAGE with double driveway providing good off street parking, whilst the enviable gardens are beautifully maintained by the present vendors, offering a large sandstone patio area perfect for entertaining guests, with established borders and mature screening giving privacy all year round. Viewing is simply a must in order to truly appreciate the generous living space and superior finish on offer within one of Braintree's most sought after locations.



GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, doors to;

Cloakroom

Hand wash basin, WC, obscure double glazed window to front.

Study 11'8" x 6'8" (3.57 x 2.05)

Carpet flooring, two double glazed windows to front, radiator.

Living Room 21'1" x 11'5" (6.43 x 3.48)

Carpet flooring, open fireplace, radiator, double glazed window to front, bi-folding doors to Conservatory & french doors to Dining Room

Conservatory 14'4" x 9'8" (4.37 x 2.97)

Tiled flooring, doors to rear garden.

Dining Room 14'0" x 10'10" (4.29 x 3.32)

Double glazed window to rear, radiator, french doors to Living Room.

Kitchen 14'9" x 13'10" (4.50 x 4.24)

Tiled flooring, wall & base units with central island unit incorporating breakfast bar seating, one and a half sink with mixer tap, spaces for range style oven & American style fridge/freezer, integral dishwasher, double glazed window to rear, door to;

Utility Room 8'9" x 6'5" (2.69 x 1.96)

Door to rear garden, spaces for washing machine and tumble dryer, sink with mixer tap

FIRST FLOOR

Landing

Carpet flooring, radiator, double glazed window to front, airing cupboard, doors to;

Master Bedroom 12'9" x 10'9" (3.90 x 3.30)

Carpet flooring, radiator, double glazed window to rear, opening to;

Dressing Room 10'11" x 7'6" (3.33 x 2.31)

Range of fitted wardrobes, double glazed window to side, door to;

En-Suite

Tiled flooring, pedestal hand wash basin, WC, shower enclosure, obscure double glazed window to side.

Bedroom Two 13'8" x 11'3" (4.17 x 3.43)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 12'1" x 8'2" (3.69 x 2.50)

Carpet flooring, double glazed window to rear, fitted wardrobe, radiator.

Bedroom Four 14'3" x 6'10" (4.35 x 2.10)

Carpet flooring, double glazed window to rear radiator.

Bedroom Five 11'5" x 7'1" (3.48 x 2.16)

Carpet flooring, double glazed window to rear, radiator, fitted furniture

Bathroom

Tiled flooring, bath with shower over, hand wash basin inset to vanity unit, WC, chrome towel radiator, obscure double glazed window to front.

EXTERIOR

Front

Double driveway parking, remainder laid to lawn with path to front entrance. Side access to rear garden.

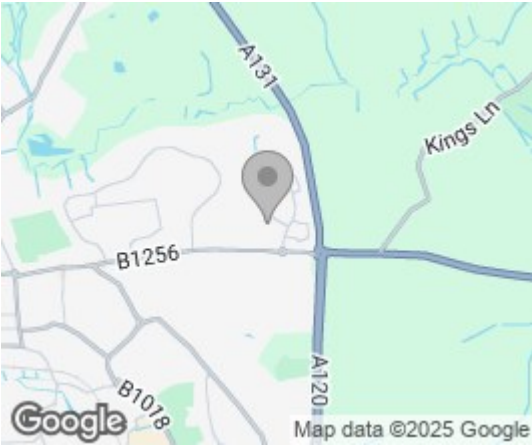
Garden

Fully enclosed rear garden which has been beautifully landscaped including a large sandstone patio area, with remaining garden laid largely to lawn with mature established borders.

Double Garage

2 x up & over doors to front, personnel door to side.

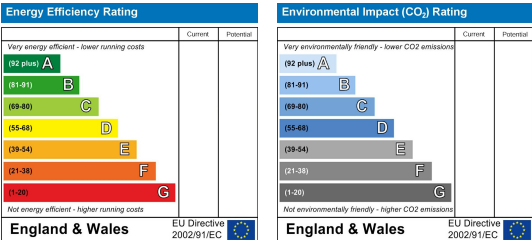
Area Map



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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