



## Braeburn Way, Basildon

£450,000



- Well presented three bedroom family home
- Ideally located for A127 road links
- Moments from Festival Leisure Park and shops
- Built in 2018 NHBC Certificate available
- Entrance hall, lounge, kitchen/diner, ground floor WC
- First floor is home to three bedrooms, en-suite shower room and three piece bathroom
- Rear garden with rear access gate
- Driveway parking for 2 cars



**Welcome to this well presented detached family home located on Braeburn Way in Basildon. This delightful property, built in 2018, offers a modern living experience with the added assurance of an NHBC Certificate.**

**As you enter, you are greeted by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxing with family or entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen/diner, which provides an ideal space for family meals and gatherings. Additionally, the ground floor features a convenient WC, enhancing the practicality of the layout.**

**Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. En-suite shower room and stylish three-piece bathroom, designed with both comfort and functionality in mind.**

**Outside, the property boasts a lovely rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. The driveway offers parking for two cars, ensuring that you and your guests have ample space.**

**This home is ideally situated for easy access to the A127 road links, making commuting a breeze. Furthermore, it is just moments away from the vibrant Festival Leisure Park and a variety of shops, catering to all your daily needs.**

**In summary, this three-bedroom detached house on Braeburn Way is a perfect choice for families seeking a modern, well-located home in Basildon. Don't miss the opportunity to make this wonderful property your own.**

Impressive entrance hall commences with turning staircase to first floor accommodation.  
Access is given to ground floor cloakroom/WC.

Lovely size lounge 16'8 x 10'9 (5.08m x 3.27m) Bay double glazed window. French double glazed doors to rear. Double glazed window to front. Wooden style flooring.

Kitchen/diner 16'8 x 8'3 (5.08m x 2.57m) dual aspect double glazed windows. Range of white high gloss wall and base mounted units with under unit lighting. Complimentary work surfaces housing sink drainer with flexi swan neck mixer tap. Tiling to splash backs. Gas hob, encased oven. Space for other appliances. Tiled flooring. Smooth ceiling, spotlighting.

First floor landing is home to three bedrooms, en-suite shower room and family bathroom.

Main bedroom 12'1 x 9'1 (3.68m x 2.76m) double glazed window to rear.

En-suite shower room comprises larger than average shower, wash basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom two 9'8 x 9'2 (2.94 x 2.76m) double glazed window to rear.

Bedroom three 9'0 x 6'0 (3.74m x 1.82m) double glazed window to front.

Family bathroom comprises, white panel bath fitted with shower and glass splash screen door. Wash basin and WC. Part tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a good size rear garden. Paved seating areas. Remaining garden is lawned. Rear access gate.  
Two off street parking spaces.

Council Tax Band: D  
Local Authority: Basildon

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#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

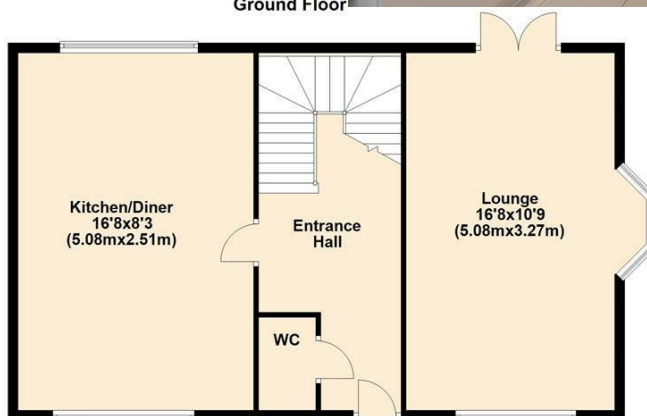
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

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Ground Floor



First Floor

