



**Bridport Way, Braintree, CM7 9FF**



**welcome to**

**Bridport Way, Braintree**

\*GUIDE PRICE £550,000-£600,000\* William H Brown are delighted to present this impressive 5-bedroom detached family home, positioned in a cul-de-sac within the sought-after Kings Park Village Development & within walking distance to Lyons Hall Primary School, Tesco's, & Blackwater Nature Reserve.



### Entrance Hallway

Radiator. Stairs to first floor.

### Ground Floor Cloakroom

Obscure double glazed window to front aspect. Low level WC. Pedestal hand wash basin.

### Lounge

21' 7" x 11' 3" ( 6.58m x 3.43m )

Double glazed window to front aspect. Double glazed French doors to rear garden. Two radiators.

### Dining Room

14' 2" x 11' 7" ( 4.32m x 3.53m )

Double glazed window to rear aspect. Radiator.

### Kitchen / Diner

14' 9" x 14' 1" ( 4.50m x 4.29m )

Two double glazed windows to rear aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated double oven. Integrated induction hob and overhead extractor fan. Integrated fridge freezer and space for additional fridge freezer. Integrated dishwasher. Storage cupboard.

### Utility Room

Double glazed window to side aspect. Double glazed door to side aspect. Range of matching units with work surface over incorporating a sink drainer with hot and cold mixer taps. Radiator. Wall mounted boiler. Space for dryer. Plumbing and space for washing machine.

### Study

11' 8" x 6' 7" ( 3.56m x 2.01m )

Two double glazed window to front aspect. Radiator.

### Landing

Two double glazed windows to front aspect.

Radiator. Airing cupboard.

### Bedroom One

12' 9" x 11' 11" ( 3.89m x 3.63m )

Double glazed window to rear aspect. Radiator.

### Dressing Area

8' 5" x 5' 8" + recess ( 2.57m x 1.73m + recess )

Obscure double glazed window to side aspect. Two built in double wardrobes.

### En-Suite

Obscure double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Walk in shower cubicle. Shaver point. Radiator.

### Bedroom Two

11' 8" + recess x 11' 3" ( 3.56m + recess x 3.43m )

Double glazed window to rear aspect. Radiator. Two built in double wardrobes.

### Bedroom Three

12' 9" max x 8' 1" ( 3.89m max x 2.46m )

Double glazed window to rear aspect. Radiator.

### Bedroom Four

11' 5" x 7' 2" ( 3.48m x 2.18m )

Double glazed window to front aspect. Radiator.

### Bedroom Five

11' 6" + recess x 6' 9" ( 3.51m + recess x 2.06m )

Double glazed window to rear aspect. Radiator.

### Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with overhead plumbed in shower. Low level WC. Vanity hand wash basin. Shaver point. Radiator.

### Garden

Generously sized rear garden commencing with a patio seating area and remainder laid to lawn. Tree and shrub borders. Enclosed by panel fencing.

### Parking

Driveway providing off street parking leading to double garage.

### Garage

18' x 17' 8" ( 5.49m x 5.38m )

Power and lighting. Electric up and over doors.



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## Bridport Way, Braintree

- Spacious 5 Bedroom Detached House
- Quiet Cul-De-Sac
- Walking Distance to Amenities
- En-Suite & Dressing Area
- Double Garage & Driveway

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

guide price

**£550,000 - £600,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
BTR109610 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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