

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 culde-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 frieezer 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 gazed 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.





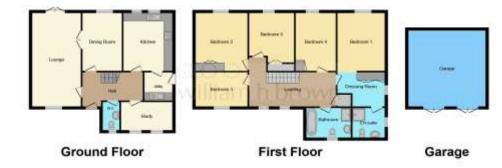
welcome to

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

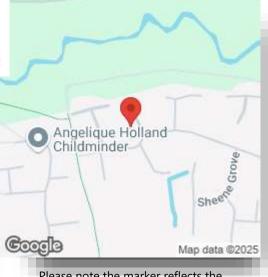
£550,000 - £600,000

This floor plan is for illustrative purposes only. It is not drawn to soon. Any measurements, floor amas (including any total floor arise), openings and orientation are approximate. No lettels are guaranteed, they cannot be relied upon for any purpose and they do not form pert of any agreement. No lettelly is latent for any error, unresiden or insulatorisers. A party example of the property of t









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109610



Property Ref: BTR109610 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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