

Connells

Bridport Way
Braintree

Bridport Way
Braintree CM7 9FJ

for sale guide price
£375,000







Property Description

Nestled in the highly desirable 'Kings Park Development' this exquisite four-bedroom detached family residence is where your next chapter begins.

Step inside and be greeted by a spacious living room that flows seamlessly into a stylish kitchen and dining area, perfect for family gatherings and entertaining friends. The bright conservatory invites you to bask in natural light, creating a serene space for relaxation or family fun.

Venture upstairs to discover three generously sized bedrooms, one of which boasts its very own ensuite- A well-appointed family bathroom completes this level, ensuring comfort for all.

Ascend to the second floor, where your private oasis awaits: a master suite featuring a spacious dressing area and an ensuite, designed for the ultimate in comfort and convenience.

This well presented home benefits from a garage and off road parking.

Located in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer.

Furthermore a Tesco Superstore is within a short distance.

Additionally this property is within walking distance to the reputable school 'Lyons Hall Primary School' making it a great choice for families with children.

The A131 and A120 are also easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Don't miss out on this exceptional family home.

Entrance Hall

Stairs leading to the first floor, radiator.

Living Room

18' 11" x 10' 9" (5.77m x 3.28m)

Double glazed window to the front aspect, storage cupboard, two radiators.

Kitchen/Diner

14' x 10' 9" (4.27m x 3.28m)

Inset sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker, built in extractor fan, space for washing machine and fridge-freezer, breakfast bar, radiator, double glazed window to the rear aspect.

Conservatory

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed windows to the side and rear aspect, double glazed french doors to the rear aspect.

First Floor Landing

Stairs leading to the second floor,

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Two double glazed windows to the front aspect, radiator.

En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, double glazed window to the front aspect.

Bedroom Three

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to the rear aspect, built in wardrobe, radiator.

Bedroom Four

10' 6" x 5' 11" (3.20m x 1.80m)

Double glazed window to the rear aspect, radiator.

Second Floor Landing

Family Bathroom

Low level WC, vanity hand was basin with cupboard under, paneled bath with shower unit above, heated towel rail, double glazed window to the side aspect.

Bedroom One

17' 9" x 11' 10" (5.41m x 3.61m)

Two velux windows, double glazed window to the side aspect, radiator, built in sliding door wardrobe, eaves storage,

En-Suite

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, velux window, double glazed window to the side aspect.

Rear Garden

Mainly laid to lawn, patio area, gate to the side.

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"







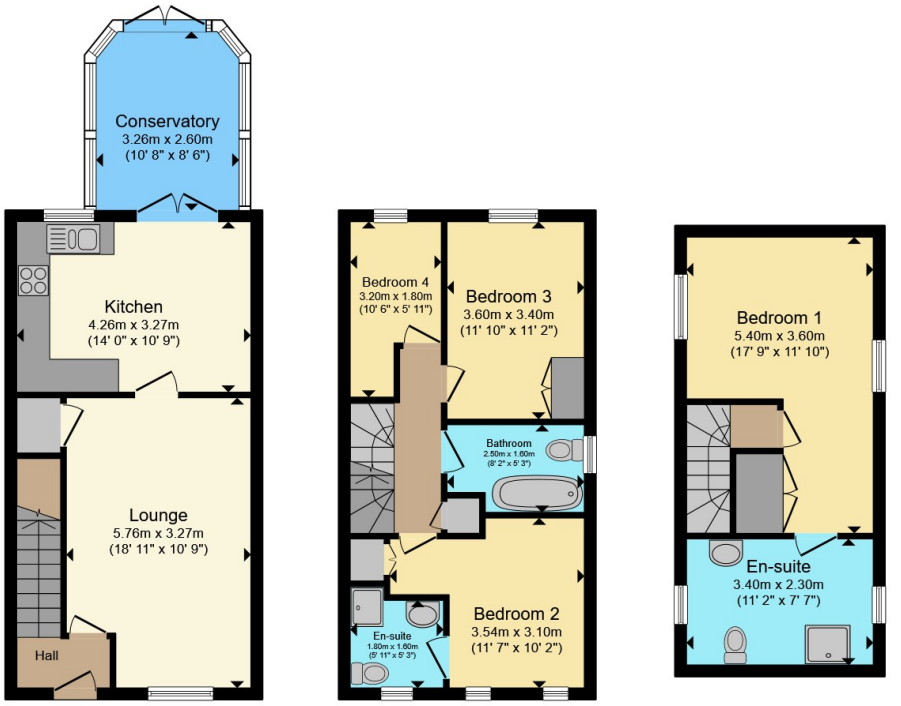





THE BREAKFAST CLUB







Total floor area 107.7 m² (1,160 sq.ft.) approx

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.propertybox.io

Connells

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17 Great Square
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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