



Guide Price £465,000 - £485,000 Bear Estate Agents are delighted to offer for sale this immaculately presented three-bedroom detached home. Set within a peaceful and family-oriented development, the property offers driveway parking and a garage and, having been built in 2018, remains in excellent condition with a show-home finish throughout, alongside around two years of NHBC warranty remaining.

- Immaculately Presented Three Bedroom Detached Home
- Spacious Lounge (16'9 x 10'10)
- Generous Second Bedroom (10'0 x 9'1)
- Three-Piece Family Bathroom
- Driveway Parking for Two Vehicles
- Modern Kitchen/Diner (16'9 x 8'10)
- Master Bedroom with Fitted Wardrobes and En-Suite Shower Room (11'9 x 9'9)
- Versatile Third Bedroom Ideal for Nursery or Home Office (6'6 x 8'5)
- South-Facing Rear Garden with Side Access
- Partially Converted Garage with Bar / Games Room

Braeburn Way

Basildon

£465,000

Price Guide



Braeburn Way



Upon entering the property, the new owner is welcomed by a spacious yet inviting entrance hall which provides access to all ground floor rooms, houses the staircase, and benefits from a convenient downstairs W/C.

The modern kitchen/diner is a real standout feature, measuring an impressive 16'9 x 8'10. It offers an abundance of both cupboard and worktop space, while comfortably accommodating a dining area to the front of the property—making it ideal for family meals, entertaining guests, or those who enjoy cooking.

The lounge truly forms the heart of the home. Measuring 16'9 x 10'10, this beautifully proportioned space enjoys a large front-facing window alongside glazed patio doors opening to the rear garden, flooding the room with natural light throughout the day. It provides the perfect setting for family living or entertaining.

To the first floor, the landing offers access to all bedrooms and the family bathroom, as well as hosting a useful airing cupboard.

The master bedroom is an exceptional feature of the home, measuring 11'9 x 9'9 at its maximum dimensions. With large, fitted wardrobes, it comfortably accommodates a double or king-sized bed alongside additional bedroom furniture. The room is further enhanced by a modern en-suite shower room to the front, comprising a shower, WC, and wash hand basin.

Bedroom Two is also generously sized at 10'0 x 9'1 and easily allows for a double bed, wardrobes, and further furnishings. Bedroom Three, measuring 6'6 x 8'5, is only slightly smaller and is perfectly suited as a nursery, home office, or guest bedroom.

The first floor accommodation is completed by a modern three-piece family bathroom, featuring a shower over bath, WC, and wash hand basin.

Externally, the property continues to impress. The south-facing rear garden is of a generous size, benefits from side access, and provides an excellent outdoor space for both relaxation and entertaining. To the front, there is driveway parking for two vehicles, in addition to a garage which has been partially converted. The front section of the garage remains as a useful storage area, while the rear has been transformed into a fully insulated bar/games room—ideal for evenings in and accessed directly from the rear garden.

Further on-street parking is also available for visitors.

A final noteworthy feature is the stylish downlighting fitted across the entire front elevation of the home. These operate on a daylight sensor, automatically illuminating the exterior as the sun sets and adding to the property's already impressive kerb appeal.

This outstanding home offers modern, turn-key living within a sought-after residential setting. With its immaculate presentation, versatile living space, and excellent outdoor features, this property is perfectly suited to families, professionals, and anyone seeking a high-quality home ready to move straight into. An internal viewing comes highly recommended to fully appreciate everything on offer.

Council Tax Band: D

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Immaculately Presented Three Bedroom Detached Home

Modern Kitchen/Diner (16'9 x 8'10)

Spacious Lounge (16'9 x 10'10)

Master Bedroom (11'9 x 9'9)

En-Suite to Master Bedroom

Fitted Wardrobes in Master Bedroom

Generous Second Bedroom (10'0 x 9'1)

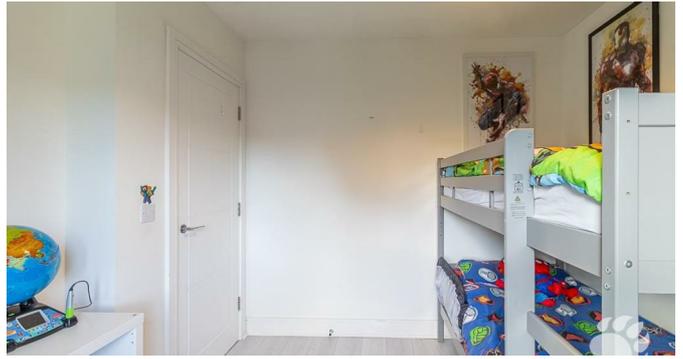
Versatile Third Bedroom (6'6 x 8'5)

Three-Piece Family Bathroom

South-Facing Rear Garden with Side Access

Driveway Parking for Two Vehicles

Partially Converted Garage with Bar / Games Room

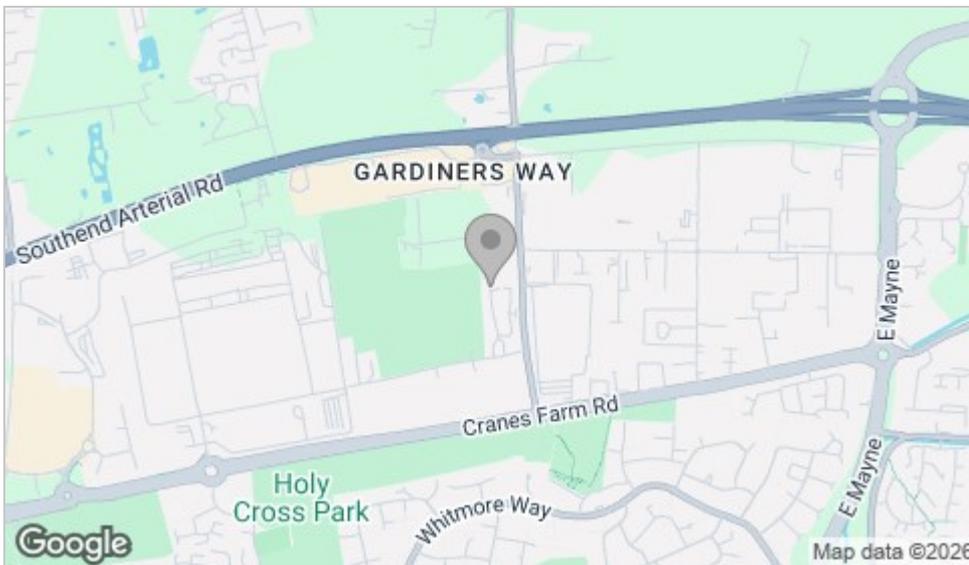


Floor Plan

WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLANS CONTAINED HEREIN, MEASUREMENTS OF ROOMS, WALLS, DOORS AND FLOOR LEVELS ARE APPROXIMATIONS AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS OR OMISSIONS. THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE USED AS A GUIDE ONLY BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.
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Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	