



Connells

Kingsmead Park Coggeshall Road
Braintree



Property Description

Discover the pinnacle of serene living in this contemporary two bedroom detached park home, exclusively designed for the over 50's community.

Step into a welcoming entrance that seamlessly flows into a spacious living area combined with a stylish dining room. The well-appointed kitchen includes a practical utility area, making everyday tasks a breeze. The master bedroom features an en-suite shower room, along with a charming second bedroom and an additional family bathroom.

The home enjoys a wrap-around garden, complemented by a driveway and designated visitor spaces.

Enjoy convenience with proximity to local amenities in this charming community setting, including a Tesco Superstore within walking distance.

Furthermore, this home is a short distance to Braintree Town Centre and Braintree Train Station, which provides direct links to London Liverpool Street. There is also a bus stop within walking distance, which provides links to the Town Centre, Colchester City Centre, and Chelmsford City Centre.

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

Entrance Hall

Built-in storage cupboards, radiator.

Living Room

19' 5" x 11' 2" (5.92m x 3.40m)

Double-glazed window to the front and side aspect, radiator.

Dining Room

9' 7" x 8' 5" (2.92m x 2.57m)

Double-glazed window to the side and rear aspects, radiator.

Kitchen

8' 3" x 8' 3" (2.51m x 2.51m)

Inset stainless steel sink unit with one and a half bowls 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, built-in oven, hob, and extractor fan, integrated dishwasher, downlighters, double-glazed window to the rear aspect.

Utility Room

8' 3" x 5' 3" (2.51m x 1.60m)

Inset butler sink with cupboard under, working surfaces to the side with a matching range of wall-mounted units with further drawers and cupboards, integrated fridge-freezer, space for appliances, radiator, double-glazed door to the rear aspect.

Bedroom One

11' 2" plus door recess x 9' 2" (3.40m plus door recess x 2.79m)

Two double glazed windows to the rear aspect, built in sliding door wardrobes, radiator.

En-Suite Shower Room

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

Bedroom Two

9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed window to the front aspect, a range of built in wardrobes with further cupboards built in, radiator.

Bathroom

Enclosed WC and hand wash basin with cupboard under, paneled bath, radiator, double glazed window to the front aspect.

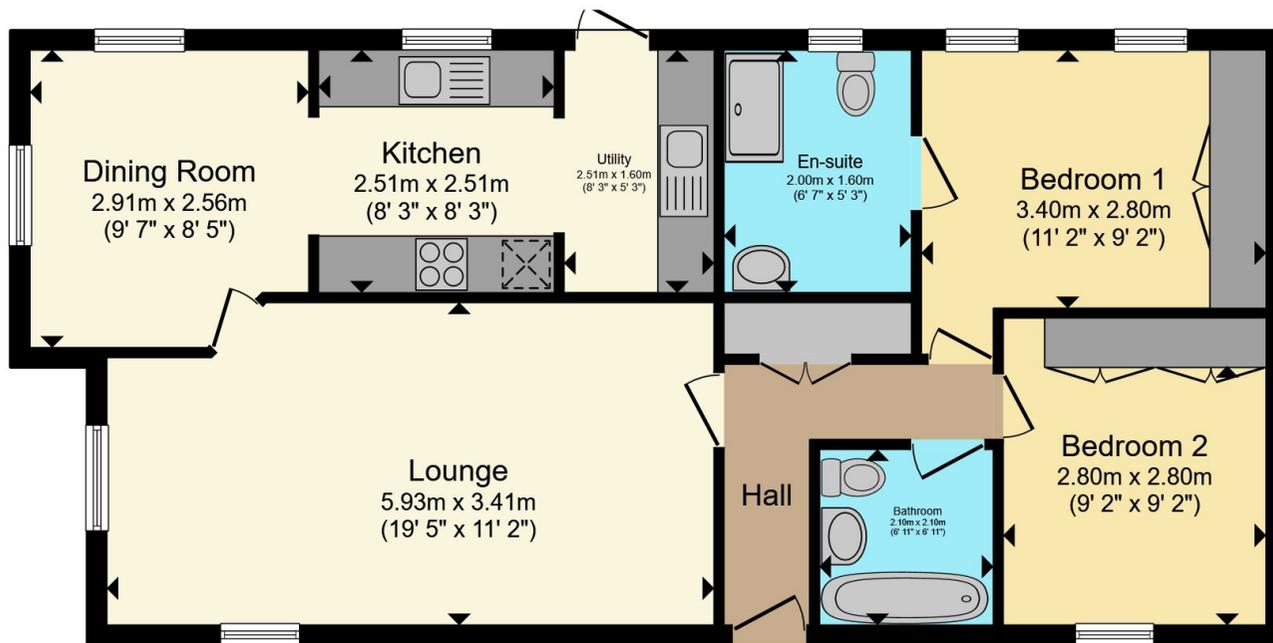
Agents Notes

Pitch fee - £260.02 per month









Total floor area 77.6 m² (835 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



To view this property please contact Connells on

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17 Great Square
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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/BRT308620

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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