



Bridport Way

Braintree, CM7 9FJ

Guide Price £350,000

Freehold
Tax Band: D



Boasting an UNOVERLOOKED & generously sized rear garden, RECENTLY REFITTED en-suite, family bathroom & d/stairs cloakroom plus GARAGE (potential to convert) and driveway parking for two vehicles is this modern three bedroom DETACHED property. Benefiting from further POTENTIAL TO EXTEND (STPP), ideally positioned in a tucked away MEWS LOCATION within the sought after Kings Park development - Just a short walk to local shops/amenities & popular Lyons Hall School. Convenient nearby access to Braintree Town Centre/Station & A120/M11 - Perfect for first time buyers!!



The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, wooden flooring and smooth coved ceiling with sunken spotlights.

CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, vanity wash hand basin with splash back, heated towel rail, wooden flooring and smooth ceiling with sunken spotlights.

LOUNGE:

14'06 x 12'04 plus recess into bay (4.42m x 3.76m plus recess into bay)

Double glazed bay window to front aspect, two radiators, carpeted flooring and smooth coved ceiling. Double doors to kitchen/diner.

KITCHEN / DINER:

15'05 x 11'03 (4.70m x 3.43m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single ceramic sink with central mixer tap, built-in oven and microwave oven, induction hob with extractor hood over, space for fridge/freezer, dishwasher and wine cooler, walk-in larder cupboard, radiator, wooden flooring and smooth ceiling. Access door into garage and French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, wooden flooring and smooth coved ceiling.

MASTER BEDROOM:

12'01 x 8'05 (3.68m x 2.57m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed double shower unit, inset WC, vanity wash hand basin with splash backs, extractor fan, heated towel rail, wooden flooring and smooth coved ceiling with sunken spotlights.

BEDROOM TWO:

9'07 x 9'00 plus recess (2.92m x 2.74m plus recess)

Double glazed window to front aspect, radiator, wooden flooring and smooth coved ceiling.

BEDROOM THREE:

8'07 x 6'10 (2.62m x 2.08m)

Double glazed window to rear aspect, radiator, wooden flooring and smooth coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin with splash backs, fitted storage units, extractor fan, heated towel rail, wooden flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising raised decking area extending across entire property rear, steps leading down to lawn with decorative stone areas and large storage shed, gated side access to driveway.

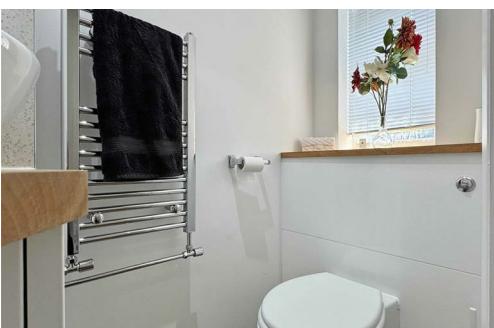
GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door (also used as utility area). Driveway parking for two vehicles.

AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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