



7 BOURCHIER AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

* SOUGHT AFTER LOCATION * Situated upon the family-orientated KINGS PARK development, within easy reach of local amenities and well-regarded schools, this modern and spacious FOUR BEDROOM detached family home offers versatile and well-presented accommodation throughout.

On the ground floor, the property benefits from THREE RECEPTION ROOMS, providing flexible living space for modern family life, including a spacious 16' dual-aspect lounge. The generous dual-aspect kitchen opens seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. A separate playroom/study and a ground floor cloakroom complete the downstairs accommodation.

To the first floor, the master bedroom enjoys the added luxury of an EN-SUITE shower room, whilst three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property offers driveway parking and a GARAGE, which offers scope for CONVERSION if so desired, together with a beautifully landscaped rear garden featuring a sunken entertaining area and separate lawn,



GROUND FLOOR

Entrance Hall

Tiled flooring, storage cupboard, radiator, stairs rising to first floor, doors to:

Cloakroom

Tiled flooring, obscure double glazed window to rear, low level WC, pedestal hand wash basin, chrome towel radiator.

Playroom/Study 7'04 x 7'02 (2.24m x 2.18m)

Carpet flooring, double glazed windows to front and side aspect, radiator.

Living Room 16'01 x 10'10 (4.90m x 3.30m)

Carpet flooring, double glazed windows to front and side aspect, fireplace with surround, radiator.

Kitchen 15'06 x 9'05 (4.72m x 2.87m)

Tiled flooring, range of matching base & wall units with rolled edged work surfaces, tiled splash backs, stainless steel sink with central mixer tap, integral double oven with gas hob & extractor hood, spaces for fridge/freezer, dishwasher & washing machine. Radiator, double glazed windows to front and side aspect, door to garden, opening to:

Dining Area 11'00 x 10'10 (3.35m x 3.30m)

Tiled flooring, double glazed window to front aspect, radiator.

FIRST FLOOR

Landing

Carpet flooring, storage cupboard, double glazed window to side aspect, loft access.

Master Bedroom 12'03 x 8'05 (3.73m x 2.57m)

Carpet flooring, double glazed window to rear, radiator, door to:

En-Suite

Tiled flooring, shower enclosure, wall mounted hand wash basin, WC, obscure double glazed window to rear aspect.

Bedroom Two 11'05 x 9'04 (3.48m x 2.84m)

Carpet flooring, double glazed window to front aspect, radiator.

Bedroom Three 11'00 x 9'03 (3.35m x 2.82m)

Carpet flooring, double glazed window to front aspect, radiator.

Bedroom Four 8'01 x 7'00 (2.46m x 2.13m)

Carpet flooring, double glazed window to rear aspect, radiator.

Family Bathroom

Tiled flooring, bath, hand wash basin inset to vanity unit, WC, double glazed obscure window to side aspect, chrome towel radiator.

EXTERIOR

Front

Driveway parking for multiple vehicles.

Garage

Single garage with up and over door.

Rear Garden

Patio with steps leading down to sunken entertaining area, remainder laid to lawn, side access gate, rear access to garage.

Area Map

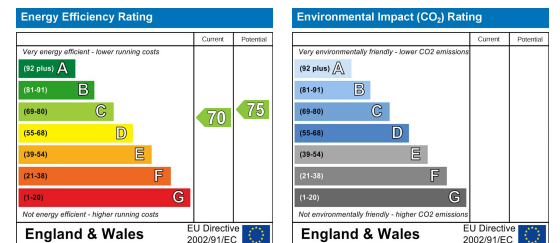


Floor Plans



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Energy Efficiency Graph



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