

130 MILL PARK DRIVE, BRAINTREE CM7

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

** SUPERB LOCATION ** Nestled in the desirable Mill Park Drive, Braintree, this impressive detached house offers a perfect blend of space and modern living. With four generously sized double bedrooms, including two with ensuite bathrooms, this property is ideal for growing families.

The heart of the home is undoubtedly the extended kitchen and living space, which provides a bright and airy environment for both cooking and entertaining. The converted loft space adds further versatility, making it suitable for a home office, playroom, or additional guest accommodation.

The property boasts two well-appointed reception rooms, allowing for a variety of uses, whether it be a formal dining area or a cosy lounge. With three bathrooms in total, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in this sought-after area. Additionally, this location is highly convenient, with Braintree Village just a short walk away, providing an array of shops, restaurants, and leisure facilities, as well as the station offering direct hourly trains to London Liverpool Street.

This home is not just a place to live; it is a lifestyle choice, offering comfort, convenience, and ample space for all your needs. Do not miss the opportunity to make this splendid property your own.







GROUND FLOOR

Entrance Hall
Herringbone-style LVT flooring, radiator, stairs rising to first floor with useful under-stair storage and curtain/boarded storage area. Doors to;

Cloakroom
Herringbone-style LVT flooring, wall-mounted wash hand basin, low-level WC, radiator and obscure double-glazed window to side aspect.

Living Room 16'2" x 10'11" (4.95 x 3.35)
Herringbone-style LVT flooring, radiator, double-glazed window to front aspect, French doors opening onto the rear garden and fitted log-burning stove.

Kitchen/Dining Room 18'8" x 15'10" (5.69 x 4.84)
Fitted kitchen comprising matching high-gloss wall and base level units with composite work surfaces and matching upstands. Integrated fridge/freezer, dishwasher and washing machine, along with an integrated double oven, four-ring gas hob and extractor hood. One-and-a-half bowl stainless steel sink with mixer tap. Open-plan dining area with patio doors to the rear aspect, further French doors opening onto the sandstone patio and two Velux windows. Herringbone-style LVT flooring and two radiators.

FIRST FLOOR

Landing
Carpet flooring, double-glazed window to front aspect, fitted storage cupboard and stairs rising to the second floor. Doors to;

Bedroom Two 16'3" x 8'1" (4.96 x 2.48)
Carpet flooring, radiator and double-glazed windows to both front and rear aspects.

Bedroom Three 11'2" x 9'3" (3.42 x 2.83)
Carpet flooring, double-glazed window to rear aspect, radiator and door to en-suite.

En-suite
Suite comprising shower enclosure, wall-mounted wash hand basin and WC. Obscure double-glazed window to rear aspect and chrome heated towel radiator.

Family Bathroom
Suite comprising bath with shower over, wall-mounted wash hand basin and WC. Obscure double-glazed window to front aspect and chrome heated towel radiator.

SECOND FLOOR

Landing
Carpet flooring, double-glazed window to rear aspect and doors to;

Master Bedroom 12'0" x 8'11" (3.66 x 2.74)
Carpet flooring, double-glazed window to rear aspect, Velux window to front aspect, radiator, fitted cupboard and useful eaves storage. Door to en-suite;

En-suite
Suite comprising shower enclosure, wall-mounted wash hand basin and WC. Velux window to front aspect.

Bedroom Four 13'10" x 12'1" > 7'1" (4.24 x 3.70 > 2.18)
Carpet flooring, double-glazed window to rear aspect, two Velux windows to front aspect and useful eaves storage.

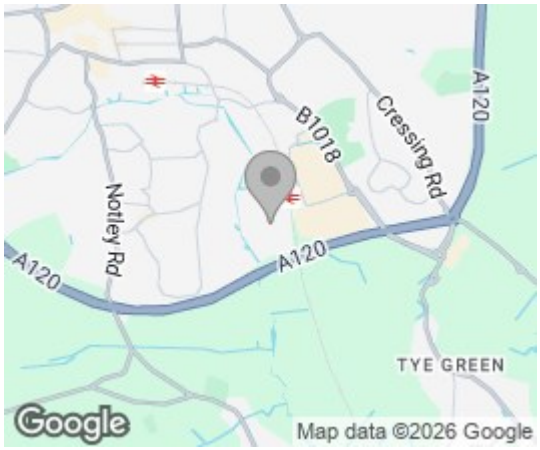
EXTERIOR

Front
Block-paved driveway providing off-road parking and leading to the single garage. Front garden laid mainly to lawn with pathway leading to the front entrance. Side access to the rear garden.

Rear Garden
Sandstone patio area leading onto a garden laid to lawn, with side access.

Garage
Single garage with electric roller door, power connected and useful eaves storage.

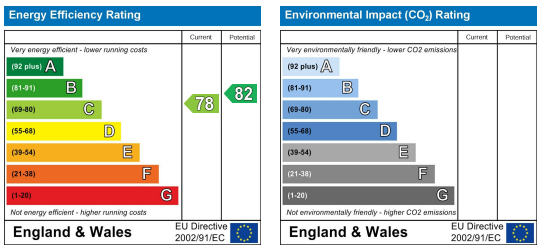
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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