



- Three bedroom house
- Fully detached
- Garage & Driveway
- Popular Kings Park Development
- Ground floor cloakroom
- Two reception rooms
- Conservatory
- Landscaped rear garden

2 Guinea Close, Braintree, Essex. CM7 9DP.

Forming part of the frequently requested Kings Park Development, is this beautifully presented and much improved three bedroom detached house occupying a pleasant Cul De Sac position. Falling within the catchment area for the Ofsted OUTSTANDING Lyons Hall Primary School, we believe this stunning property would make an ideal family home for a number of prospective purchasers. The ground floor accommodation comprises entrance hall, cloakroom, spacious lounge which opens onto the dining room, conservatory, and a refitted and well-equipped kitchen. To the first floor, you will find three well-appointed bedrooms and a high spec bathroom suite with a double walk-in shower. Outside, the property is further enhanced by having an attractive and well maintained rear garden which includes a large decking area and a patio, single garage & off road parking. New to the market, An early internal inspection is strongly advised, to avoid much disappointment.....



Property Details.

Entrance Hall

UPVC entry door to front, Textured ceiling, wood effect laminate flooring, radiator, stairs to first floor

Cloakroom



Textured ceiling, double glazed window to side, low level W/C, hand wash basin, tiled splashback

Lounge



13' 6" x 12' 2" (4.11m x 3.71m) Textured ceiling, radiator, double glazed window to front, wood effect laminate flooring, television & telephone point, electric fire with surround, opening to;

Dining Room



10' 9" x 7' 6" (3.28m x 2.29m) Textured ceiling, wood effect laminate flooring, radiator, double glazed doors to;

Conservatory



10' 4" x 8' 4" (3.15m x 2.54m) UPVC sealed unit, dwarf wall beneath, double glazed door side

Kitchen



10' 9" x 7' 8" (3.28m x 2.34m) Textured ceiling, radiator, double glazed window to rear, tiled floor, understairs storage cupboard/pantry, matching wall & base unit, roll edge worktops, inset sink with drainer unit, tiled splashback, integrated oven & gas hob with extractor over, space for appliances, double glazed door to side

First Floor Landing

Textured ceiling, door to airing cupboard, loft access, double glazed window to side

Property Details.

Bedroom One



13' 6" x 8' 8" (4.11 m x 2.64m) Textured ceiling, radiator, double glazed window to front, television point

Bedroom Two



11' 0" x 8' 8" (3.35m x 2.64m) Textured ceiling, radiator, double glazed window to rear

Bedroom Three



9' 6" x 7' 3" (2.90m x 2.21 m) MAX Textured ceiling, radiator, double glazed window to front

Bathroom



Smooth ceiling, vinyl flooring, opaque double glazed window to rear, low level W/C, hand wash basin with vanity unit underneath, double walk-in shower which is fully tiled, heated chrome towel rail, extractor fan

Rear Garden



Mainly laid to lawn with railway sleepers, patio, raised decking area with pergola, access down both sides of the property, outside tap, outside lighting, door to garage;

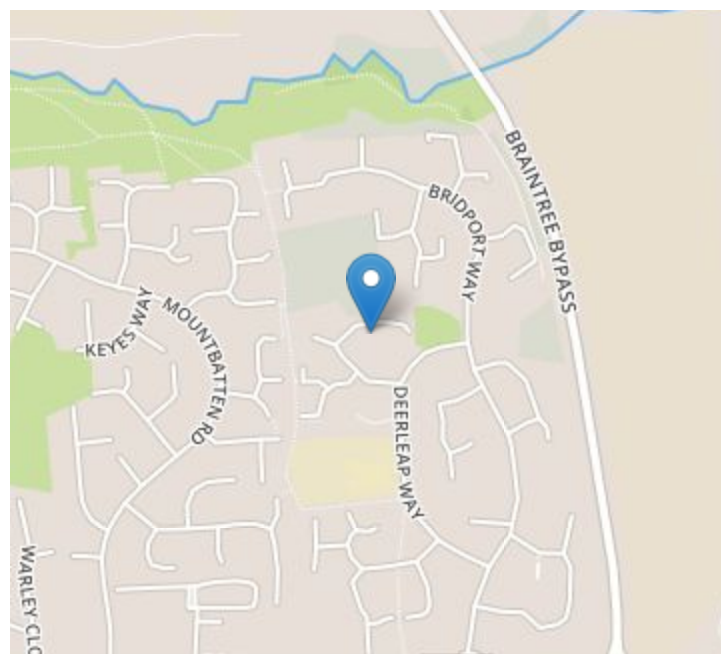
Garage & Parking

Driveway to the front of the property which leads onto the single garage (garage has power & lighting and also eves storage)

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.