



- Three Bedroom Home
- Semi Detached
- Beautifully Presented Throughout
- Kings Park Development
- Garage & Off Road Parking
- Large Kitchen/Diner
- Refitted Bathroom & En Suite
- Landscaped Rear Garden
- New UPVC Windows & Doors
- Gas Central Heating

**55 Bridport Way, Braintree, Essex. CM7 9FP.**

\*\* Guide Price £335,000 - £350,000 \*\*

Occupying an excellent position within the family-orientated Kings Park Development, is this beautifully presented and deceptively spacious three-bedroom semi-detached house. Favourably located within the catchment area for the OFSTED Outstanding Lyons Hall Primary School, we feel this stunning property lends itself well to a buyer seeking their first family home.



# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor, doors to;

## Cloakroom



Obscure double glazed window to front, heated chrome towel rail, WC, hand wash basin, tiled walls.

## Lounge



15' 8" x 10' 1" (4.78m x 3.07m) Double glazed window to front, double glazed French doors to rear, radiator, TV point, electric fire with ornate surround.

## Kitchen/Diner



15' 8" x 16' 3" MAX (4.78m x 4.95m) Double glazed windows to front & rear aspects, radiator, double glazed door to rear, matching wall & base units with laminate worktops over, inset sink with side drainer unit, integrated appliances including fridge/freezer, dishwasher, and washing machine, integrated oven & hob with extractor over, wall mounted boiler, door to large pantry.

## First Floor Landing

Double glazed window to rear, radiator, doors to;

## Bedroom One



12' 9" x 11' 5" (3.89m x 3.48m) Double glazed window to front, radiator, door to;

# Property Details.

## En Suite



Obscure double glazed window to side, heated chrome towel rail, WC, hand wash basin, shower cubicle which is fully tiled, extractor fan, tiled walls.

## Bathroom



Obscure double glazed window to rear, heated chrome towel rail, WC, hand wash basin, bath with shower over, extractor fan, tiled walls.

## Bedroom Two



10' 0" x 9' 1" (3.05m x 2.77m) Double glazed window to front, radiator, large fitted storage cupboard/walk-in wardrobe.

## Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m) Double glazed window to rear, radiator.

## Rear Garden



The rear garden commences with a paved patio with the remainder of the garden laid with artificial grass, side access via a wooden gate, outside tap, lighting, and sockets.

## Garage & Parking

There is a single garage to the rear of the property with parking in front.

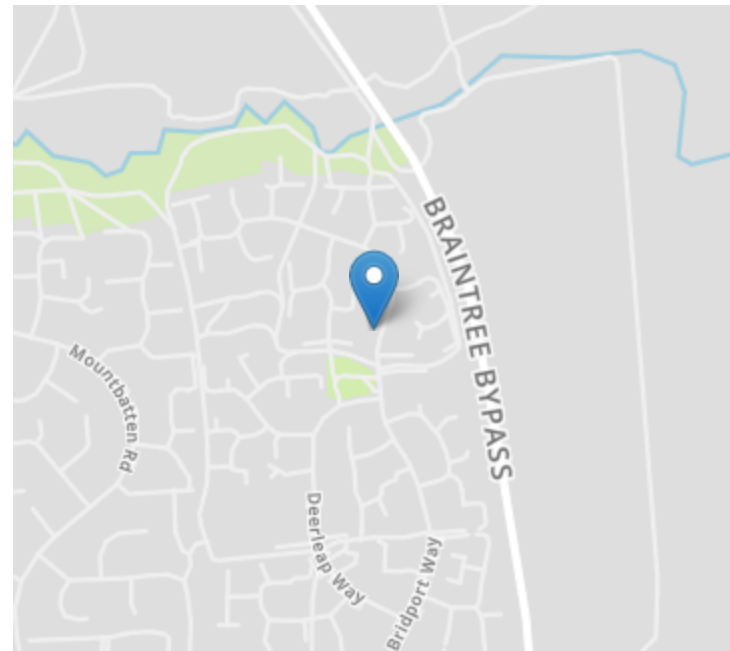
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor levels, rooms and any other parts are approximate only and should be used as a guide only. It is recommended that prospective purchasers should verify the accuracy of the floorplans and any other information contained herein by a professional surveyor. The accuracy of the floorplans and any other information contained herein is not intended to be a guarantee. Michael's Property Consultants Ltd. 2015

## 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.