



- Three Bedroom Semi Detached House
- Kings Park Development
- Garage and Parking
- Well Presented And Maintained Throughout
- Cloakroom, En-Suite and Family Bathroom
- Lyons Hall School Catchment
- Gas Central Heating & Double Glazing Throughout

57 Bridport Way, Braintree, Essex. CM7 9FP.

** Guide Price £340,000 - £360,000 **

Situated on the frequently requested Kings Park Village Development, which is within easy reach of both the town centre and the A120, is this well-presented three bedroom semi-detached family home. The property is also conveniently positioned just a short walk from the OFSTED outstanding, Lyons Hall Primary School, a local park, and a selection of shops & amenities, making this an ideal family home. The ground floor accommodation consists of a spacious sitting room leading into a dining room with patio doors to the garden, a newly fitted and modern kitchen, and a ground floor cloakroom. On the first floor, there are three well-appointed bedrooms and a family bathroom. O



Property Details.

Ground Floor

Entrance Hall



Entrance door to front aspect, stairs to first floor, access to cloakroom, tiled flooring.

Cloakroom



Low level WC, wash hand basin. tiled floor, obscure glazed window to front aspect, radiator, part tiled walls.

Lounge



14' 6" x 12' 4" (4.42m x 3.76m) Bay window to front aspect, feature



fireplace, TV and telephone point, access into;

Dining Room



11' 4" x 8' 0" (3.45m x 2.44m) French doors to rear aspect, space for American style fridge/freezer.

Kitchen



11' 4" x 7' 3" (3.45m x 2.21m) Fitted with a range of wall and base units with roll edged work surfaces over, space and plumbing for dishwasher. Space for Smeg Victoria oven with extractor over. Inset porcelain sink unit with mixer tap, radiator. Window to rear aspect, under stairs storage cupboard, part tiled splash backs.

Property Details.

First Floor

Landing



Airing cupboard access, Loft access, access to all bedrooms and family bathroom.

Bedroom One



12' 2" x 8' 4" (3.71m x 2.54m) Double glazed window to rear aspect, radiator, ceiling light with rotator fan.

En-Suite

White suite comprising wash hand basin, low level WC & shower cubicle, extractor fan, shaver socket.

Bedroom Two



9' 2" x 9' 1" (2.79m x 2.77m) Double glazed window to front aspect, radiator

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m) Double glazed window to rear aspect, radiator

Family Bathroom

Bathroom suite comprising of panelled bath with shower attachment over, low level WC and pedestal wash hand basin with mixer tap, tiled walls and flooring, obscure window to front aspect, extractor fan

Outside

Rear Garden



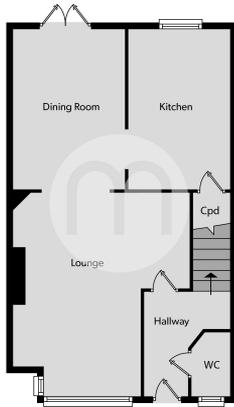
The rear garden is laid to lawn with a patio area and shrub borders, door to garage.

Garage and Parking

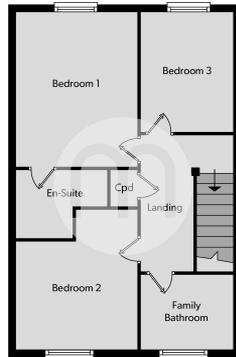
Single garage with power and driveway parking in front.

Property Details.

Floorplans

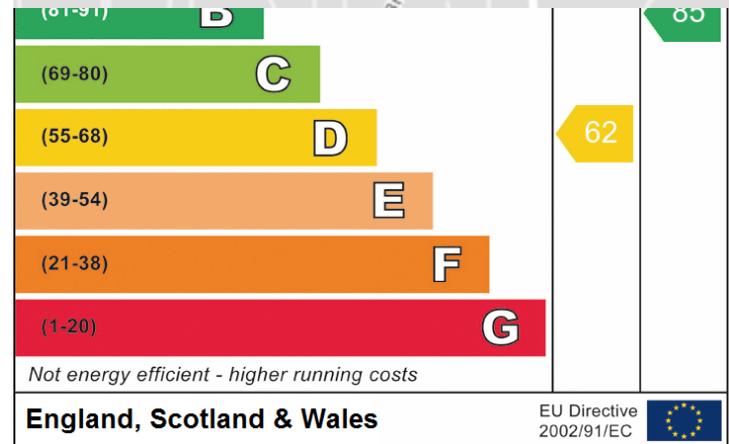
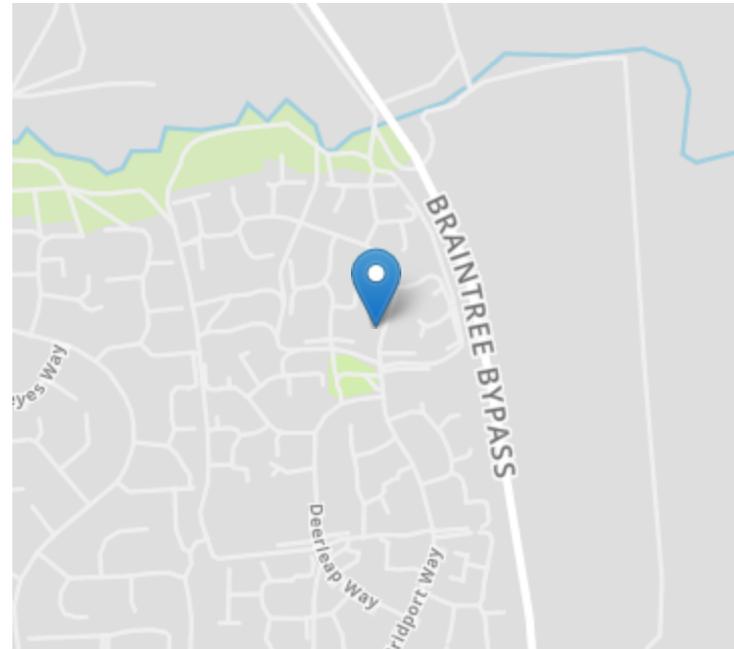


Ground Floor



First Floor

Location



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.