



- Three bedroom detached house
- Kings Park Development
- Conservatory
- Cloakroom
- Garage & Parking
- Potential to extend (STPP)
- Lyons Hall School Catchment
- Gas central heating

### 47 Bridport Way, Braintree, Essex. CM7 9FP.

\*\* Guide Price £285,000 - £300,000 \*\* Situated on the frequently requested Kings Park Village Development, which is situated within easy reach of both the town centre and the A120, is this well presented three bedroom 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, kitchen / diner, a conservatory and ground floor cloakroom. To the first floor there are three well appointed bedrooms and a family bathroom.



# Property Details.

## Ground Floor

### Entrance Porch

Door to front, tiled floor, obscure glazed window to side.

### Cloakroom

Low level WC, vanity wash hand basin. tiled floor, obscure glazed window to front. Radiator. Part tiled walls.

### Lounge



4.32m x 4.75m (14' 2" x 15' 7") Window to front. Two radiators. Stairs to first floor. Feature gas fireplace door to

## Kitchen/Diner



2.49m x 4.37m (8' 2" x 14' 4") Fitted with a range of wall and base units with roll edged work surfaces over, integrated dishwasher and fridge. Space for Rangemaster 900 oven with extractor over. Inset stainless steel sink unit with mixer tap, radiator. Window to rear & French doors opening to Conservatory, under stairs storage cupboard, part tiled splash backs. Ceiling spotlights.

### Conservatory

(9'5 x 7'9) Range of windows to rear and side, French doors to rear, radiator.

## First floor

### Landing

Loft access.

# Property Details.

## Bedroom One



2.72m x 4.29m (8' 11" x 14' 1") Double glazed window to front. Radiator. Fitted wardrobes.

## Bedroom Two

2.72m x 3.51m (8' 11" x 11' 6") Double glazed window to rear. Radiator.

## Bedroom Three



1.96m x 3.28m (6' 5" x 10' 9") Double glazed window to front. Radiator. Fitted storage cupboard.

## Bathroom



Bathroom suite comprising of with shower bath with spa jets and shower attachment over, low level WC and pedestal wash hand basin with mixer tap, tiled walls and flooring. Obscure window to rear. Chrome heated towel rail. Extractor.

## Externally

### Front

ornamental low maintenance front garden with path to front entrance door. Driveway to side providing off road parking leading to the garage.

### Rear

The rear garden is laid to lawn with border flower and shrub borders, door to garage.

### Garage

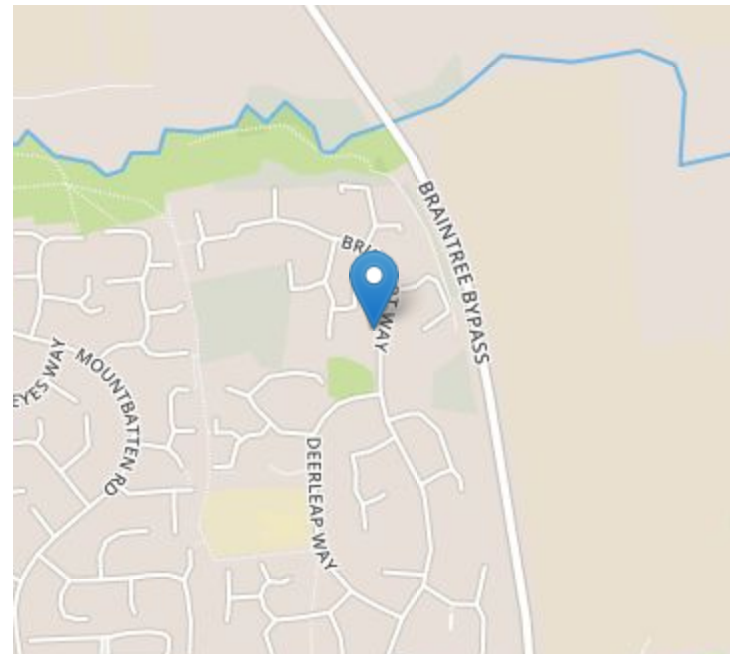
The garage is currently divided to create a utility room with spaces for washing machine, tumble drier and fridge/freezer. Personnel door leading to garage area with up and over door.

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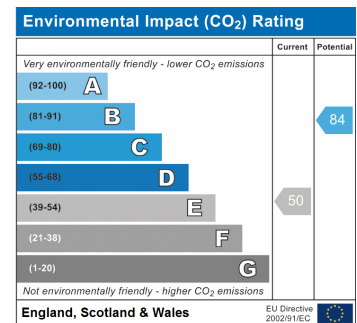
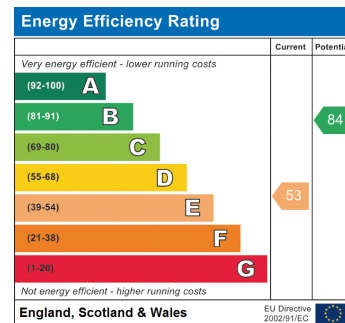
## Floorplans



## 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.