



- Five Bedroom Family Home
- Fully Detached
- Double Garage & Off Road Parking
- Three Reception Rooms
- Refitted Kitchen With Granite Worktops
- Kings Park Development
- New To The Market
- Gas Central Heating & UPVC Windows

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

A well-established and imposing five-bedroom detached house situated within the Kings Park Development.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, wood effect laminate flooring, stairs rising to the first floor, doors to;

Study

7' 8" x 7' 7" (2.34m x 2.31 m) Double glazed window to front, radiator, wood effect laminate flooring, access to double garage;

Cloakroom

Obscure double-glazed window to side, radiator, tiled floor, WC, wash hand basin, tiled splashback.

Lounge



17' 2" x 15' 0" (5.23m x 4.57m) Two double-glazed windows to front, double-glazed window to side, wood effect laminate flooring, radiator, fireplace with ornate surround, television & telephone point.

Dining Room



11' 3" x 9' 8" (3.43m x 2.95m) Double glazed French doors to rear, wood effect laminate flooring, radiator.

Kitchen



12' 0" x 10' 7" (3.66m x 3.23m) Double glazed window to rear, radiator, tiled floor, matching wall & base units with granite worktops over, inset sink with side drainer unit, breakfast bar, tiled splashback, integrated dishwasher, space for American style fridge/freezer, range cooker with extractor over, door to;

Utility

7' 8" x 5' 5" (2.34m x 1.65m) Double glazed door to rear, matching wall & base units with laminate worktop, space for appliances, wall mounted boiler.

First Floor Landing

Double-glazed window to rear, loft access, doors to;

Bedroom One



13' 1" x 10' 1" (3.99m x 3.07m) Double glazed windows to front, radiator, fitted wardrobes, door to;

En Suite

Obscure double glazed window to side, heated towel rail, WC, wash hand basin with vanity unit underneath, walk-in shower which is fully tiled, tiled walls.

Property Details.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m) Double glazed window to rear, radiator.

Bedroom Three



12' 0" x 7' 9" (3.66m x 2.36m) Double glazed windows to front, radiator, built-in wardrobe.

Bedroom Four



12' 0" x 7' 0" (3.66m x 2.13m) Double glazed window to rear, radiator.

Bedroom Five

9' 3" x 5' 4" (2.82m x 1.63m) Double glazed window to front/side, radiator.

Bathroom

Obscure double glazed window to side, radiator, WC, wash hand basin, panelled bath, part tiled walls.

Rear Garden



The rear garden commences with paved patio area with the remainder of the garden laid lawn, enclosed by panelled fencing, outside tap, and side access.

Double Garage

There is an integral double garage with up & over doors, eves storage, power connected.

Driveway

There is a private driveway to the front of the property.

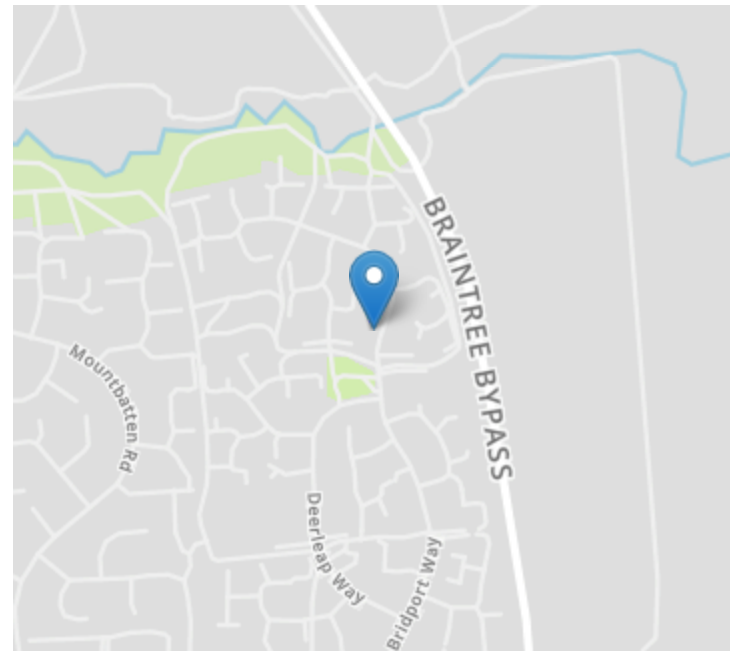
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, the accuracy of these floorplans cannot be guaranteed and the purchaser is advised to verify the accuracy of the floorplans at their own risk. The floorplans are for guidance only and should not be relied upon for the purchase of the property. The services, systems and appliances shown may not have been tested and the purchaser is advised to have a separate survey carried out by a qualified professional.

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.