



- Four Double Bedrooms
- Study & Conservatory
- Double Garage & Ample Off Road Parking
- Utility & Cloakroom
- Generous Corner Plot
- Kings Park Development
- En-Suite and Shower Room

21 Broadoaks Crescent, Braintree, Essex . CM7 9FD.

** Guide Price £475,000 - £500,000 **

Situated on the frequently requested Kings Park Development, is this attractive and imposing four-bedroom detached family home, set on a generous corner plot.



Property Details.

Ground Floor

Entrance Hall

Inset spotlights, radiator, stairs ascending to first floor, laminate flooring.

Lounge



17' 2" x 15' 00" (5.23m x 4.57m) Inset spotlights, two double glazed windows to front aspect, double glazed window to side aspect, two radiators, TV point, telephone point, feature fireplace, laminate flooring.

Kitchen



11' 9" x 10' 7" (3.58m x 3.23m) Double glazed window to rear aspect, range of matching wall and base units with compact worksurfaces, inset sink with drainer and bowl, integrated oven, hob with extractor over, integrated dishwasher, integrated fridge/freezer, laminate flooring.

Utility Room

7' 4" x 5' 2" (2.24m x 1.57m) Patio door to rear aspect, access to boiler, compact worksurfaces, space and plumbing for all utilities, part tiled walls, laminate flooring.

Dining Room



11' 2" x 9' 8" (3.40m x 2.95m) Radiator, laminate flooring, access to;

Conservatory



11' 10" x 10' 6" (3.61m x 3.20m) Triple aspect double glazed windows to all aspects, dwarf wall beneath, radiator, French doors accessing rear garden.

Study



7' 7" x 6' 4" (2.31m x 1.93m) Double glazed window to front aspect, radiator, storage cupboard.

Cloakroom

Double glazed window to side aspect, low level WC, pedestal wash hand basin, radiator, laminate flooring.

Property Details.

First Floor

Landing

Inset spotlights, radiator, access to loft, access to all bedrooms and family bathroom.

Bedroom One



15' 1" x 10' 3" (4.60m x 3.12m) Three double glazed windows to front aspect, double glazed window to side aspect, two radiators, smooth ceiling, inset spotlights, access to dressing area and en suite.

En Suite



9' 2" x 6' 7" (2.79m x 2.01m) Inset spotlights, double glazed obscure window to side aspect, fully tiled walls, tiled flooring, low level WC, vanity wash hand basin, walk in shower cubicle, stand alone bath tub, heated towel radiator.

Bedroom Two



10' 1" x 8' 7" (3.07m x 2.62m) Radiator, double glazed window to rear aspect.

Bedroom Three



11' 9" x 7' 9" (3.58m x 2.36m) Two double glazed windows to front aspect, radiator.

Bedroom Four

11' 9" x 6' 9" (3.58m x 2.06m) Double glazed window to rear aspect, radiator.

Shower Room

Double glazed obscure window to side aspect, low level WC, vanity wash hand basin, walk in shower cubicle, fully tiled walls, tiled flooring, heated towel rail radiator.

Outside

Rear Garden



Commencing with a patio area, laid to lawn, two wooden sheds to remain, shrub borders, access to garage via door, outside light, outside tap.

Frontage

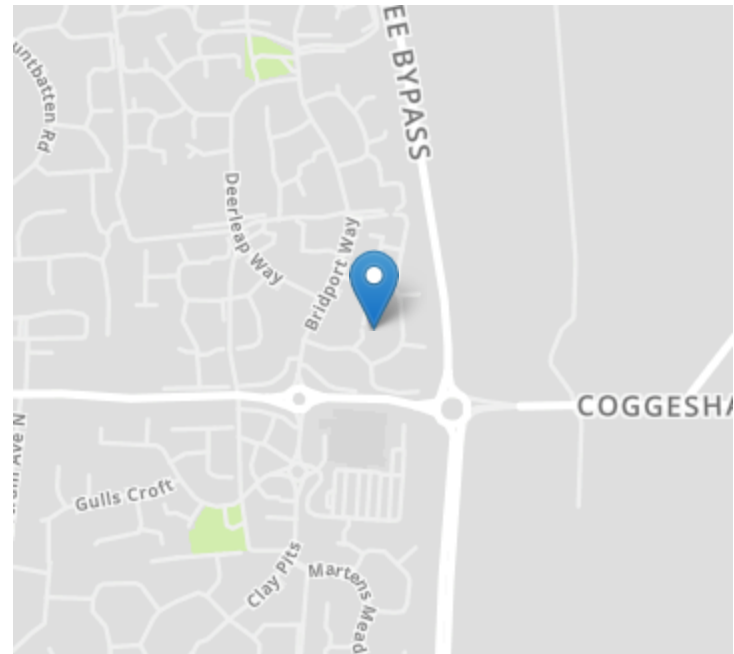
Approached via a path to front door, laid to lawn, shrub borders, double garage and off road parking in front.

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.