



- Three bedroom detached house
- Single garage & Parking
- Cloakroom
- Kings Park Development
- En-suite to master
- Spacious living accommodation
- refitted kitchen
- New boiler

## 112 Bridport Way, Braintree, Essex. CM7 9FJ.

A fantastic example of a beautifully presented three bedroom detached house situated on the frequently requested Kings Park Development which falls within the school catchment area for the Ofsted OUTSTANDING Lyons Hall Primary School. New to the market, the property is offered for sale in fantastic decorative order throughout, presenting an excellent opportunity to acquire this low-maintenance family home. The internal accommodation features an entrance hall, a spacious lounge with a separate dining area, a recently refitted high gloss kitchen, three well-appointed bedrooms with a contemporary en suite to the master, and the family bathroom. Outside, the property is further enhanced by having an attractive & well-maintained rear garden, a single garage, and a private driveway.



# Property Details.

## Entrance Hall

UPVC door to front, textured ceiling, radiator, double glazed window to side, stairs to first floor

## Cloakroom

Textured ceiling, vinyl flooring, double glazed window to front, low level W/C, hand wash basin, part tiled walls

## Lounge



15' 5" x 13' 1" (4.70m x 3.99m) Textured ceiling, carpet, radiator, double glazed windows to front & side, television point

## Dining Room



10' 7" x 8' 7" (3.23m x 2.62m) Textured ceiling, wood effect laminate flooring, radiator, double glazed doors to rear

## Kitchen



10' 8" x 7' 1" (3.25m x 2.16m) Textured ceiling, wood effect laminate flooring, double glazed window to rear, matching high gloss wall & base units, toll edge worktops, stainless steel sink with inset drainer unit, electric oven, electric hob with extractor over, integrated dishwasher, space for fridge / freezer, plumbing for washing machine

## First Floor Landing

Textured ceiling, carpet, door to airing cupboard, loft access, double glazed window to side

## Bedroom One



12' 1" x 9' 7" (3.68m x 2.92m) Textured ceiling, radiator, carpet, double glazed window to rear, television point, door to En-suite;



# Property Details.

## En-suite

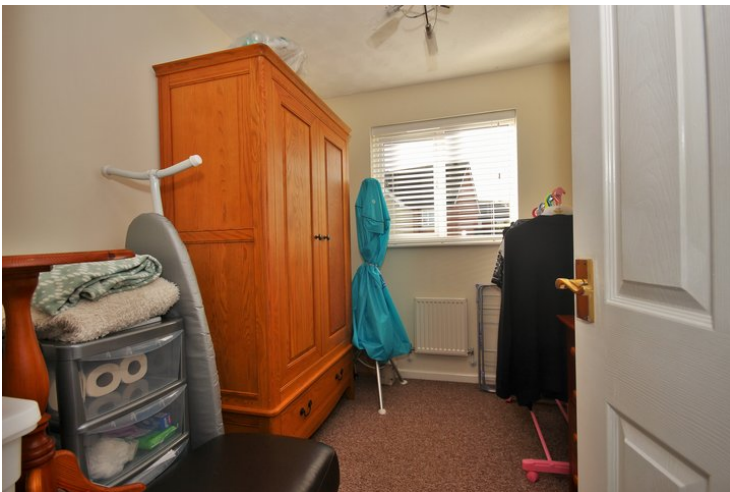
Textured ceiling, radiator, double glazed opaque window to side, low level W/C, hand wash basin, extractor fan, shower cubicle which is fully tiled, part tiled walls

## Bedroom Two



11' 8" x 9' 6" (3.56m x 2.90m) Textured ceiling, radiator, carpet, double glazed window to front

## Bedroom Three



9' 6" x 7' 1" (2.90m x 2.16m) Textured ceiling, radiator, carpet, double glazed window front

## Bathroom



Textured ceiling, vinyl flooring, heated chrome towel rail, opaque double glazed window to rear, low level W/C, hand wash basin, panelled bath with shower over part tiled walls

## Rear Garden

Mainly to lawn, patio area, side access via a wooden gate, enclosed by panelled fencing, outside tap, door to rear of the garage

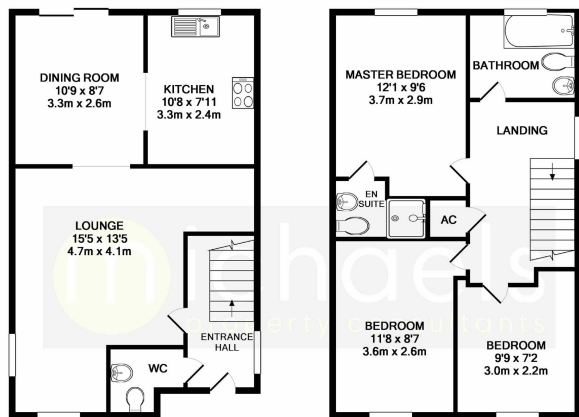
## Garage & Parking

Single garage with up and over, driveway with parking for 1/2 vehicles



# Property Details.

## Floorplans

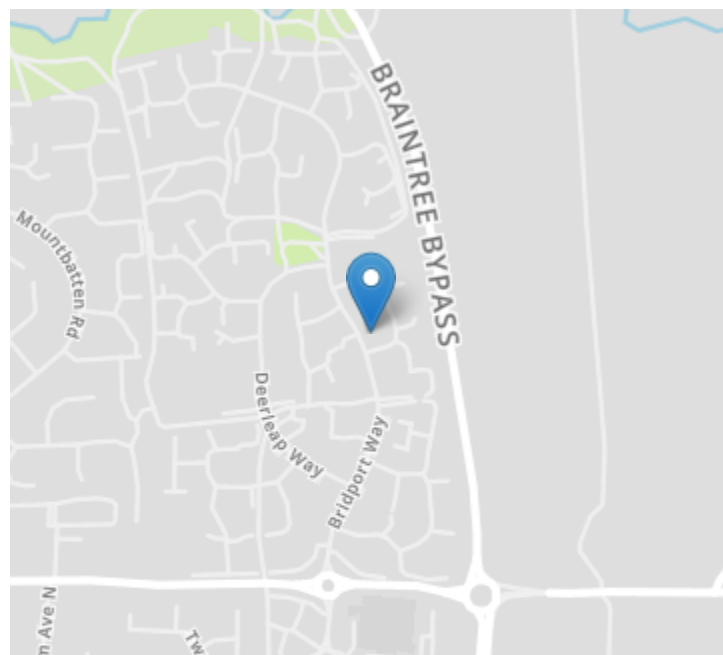


GROUND FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(49.1 SQ.M.)

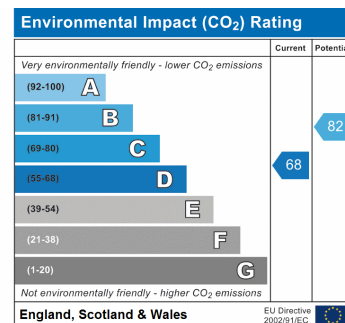
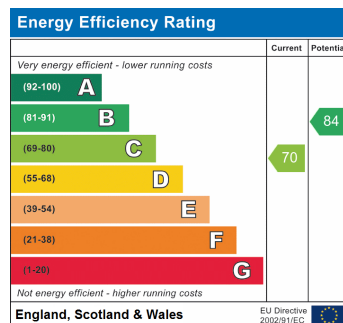
1ST FLOOR  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

