



- Four bedroom house
- Fully detached
- Garage & off road parking
- Modern fitted kitchen/diner
- Kings Park Development
- Refitted bathrooms
- Recently landscaped gardens
- South facing rear garden

16 Rochester Close, Braintree, Essex. CM7 9FE.

Occupying a private Cul-de-sac position within the ever sought after Kings Park Development which falls within the catchment area for the Ofsted OUTSTANDING Lyons Hall Primary School is this well-established four bedroom detached house. The property comes to the market in good order throughout, offering a low-maintenance, versatile family home for a variety of prospective purchasers. The internal accommodation features an entrance hall that provides access to the first floor, a cloakroom, a generous lounge with a feature bay window, a modern fitted kitchen/diner with a good range of appliances, and a separate utility. On the first floor, you will find four double bedrooms with a refitted en suite shower room to the master, and the contemporary family bathroom. Outside, this superb family home is further enhanced by having attractive and well-maintained front & rear gardens, an integral garage, and a driveway that provides off-road parking for three vehicles.



Property Details.

Hallway

Double glazed door, two radiators, built-in cupboard, stairs to the first floor;

Lounge



15' 5" x 11' 7" (4.70m x 3.53m) Double glazed window to front,, radiator, feature fireplace with inset gas fire, television point.

Cloakroom



Obscure double glazed window to side, low-level WC, vanity wash hand basin with units under, heated towel rail.

Kitchen/Diner



17' 10" x 10' 0" (5.44m x 3.05m) Double glazed window and French doors to rear, range of wall and base units with rolled edge work surfaces, central island incorporating inset sink and drainer, integrated double oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher, pantry.

Utility

Double glazed window and door to rear, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, spaces for appliances.

First Floor Landing

Bedroom One



12' 9" x 11' 8" (3.89m x 3.56m) Double glazed window to front, radiator, fitted wardrobes, door to;

En suite



Obscure double glazed window, shower cubicle which is fully tiled, vanity wash hand basin with units under, low-level WC, heated towel rail, extractor fan.

Property Details.

Bedroom Two



11' 7" x 13' 9" (3.53m x 4.19m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three



9' 6" x 9' 1" (2.90m x 2.77m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom Four



9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to rear, radiator.

Bathroom



Obscure double glazed window to rear, panelled bath with shower over, low-level, WC, heated towel rail, vanity wash hand basin with units under, extractor fan.

Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, outside tap & lighting, side access both sides of the property, enclosed by panelled fencing.

Garage

There is an integral garage with an up & over door, power & lighting connected.

Parking

There is a private driveway to the front of the property that provides off-road parking for three vehicles.

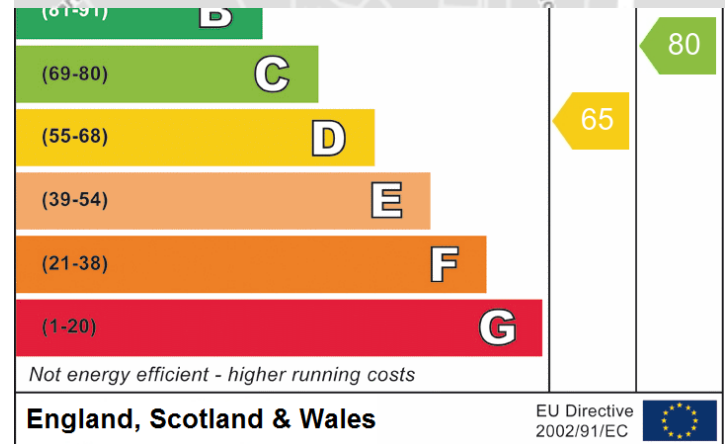
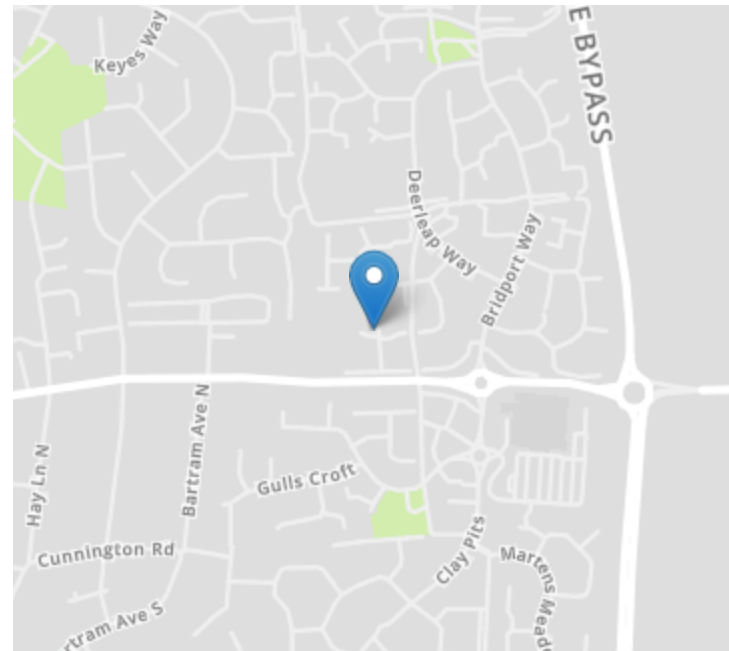
Property Details.

Floorplans



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.