



- Three bedroom detached house
- Popular Kings Park location
- Single garage
- En-suite to master
- No onward chain
- Conservatory
- Kitchen / Diner
- Easy access to the A120
- New boiler & UPVC windows

**22 Bridport Way, Braintree, Essex. CM7 9FJ.**

Situated within easy reach of both the town centre and the A120 is this well-presented three bedroom detached house situated within the frequently requested Kings Park Development. The property is also conveniently positioned within short walking distance of the OFSTED OUTSTANDING Lyons Hall Primary School, a local park, and a selection of shops & amenities, making this an ideal family home for a variety of prospective purchasers. The internal accommodation features an entrance hall that provides access to the first floor, a spacious lounge, a generous kitchen/diner, a sizeable conservatory, three well-appointed bedrooms with an en suite shower room to the master and a family bathroom. Outside, the property is further enhanced by having an attractive and well maintained rear garden, and a single garage with additional off-road parking. Offered for sale with no onward chain, early internal viewing is strongly advised to avoid much disappointment.



# Property Details.

## Entrance Hall

Part glazed entry door leading to the entrance hall, stairs rising to the first floor, radiator.

## Lounge



10' 4" x 15' 9" (3.15m x 4.80m) Double glazed window to front, carpet, radiator, feature fireplace with surround, television point

## Kitchen/Diner



13' 6" x 11' 8" (4.11m x 3.56m) Double glazed sliding doors & window to rear, tiled floor, radiator, matching wall & base units, roll top worktops, sink with inset drainer, inset four ring gas hob with extractor over, electric oven, radiator with display cover, space & plumbing for appliances, door to;

## Conservatory



12' 7" x 10' 5" (3.84m x 3.17m) Double glazed french doors leading to the rear garden, range of double glazed windows and panels, power & lighting, tiled floor.

## First Floor Landing

Access to loft space, with ladder light and part boarded, doors to;

## Bedroom One



12' 0" x 8' 4" (3.66m x 2.54m) Two double glazed windows to front, radiator, fitted wardrobes, door to;

# Property Details.

## En-Suite



Obscure double glazed window to front, three-piece suite comprising of a low-level WC, pedestal wash hand basin, tiled shower cubicle, tiled walls, tiled flooring, radiator.

## Bedroom Two



8' 5" x 7' 8" (2.57m x 2.34m) Double glazed window to rear, radiator, fitted wardrobes.

## Bedroom Three



7' 10" x 7' 5" (2.39m x 2.26m) Double glazed window to rear, radiator, fitted wardrobes.

## Bathroom



Obscure double glazed window to side,, three-piece suite comprising of a low-level WC, pedestal wash hand basin, enclosed panel bath with mixer tap and shower attachment, tiled walls, tiled flooring, radiator.

## Rear Garden



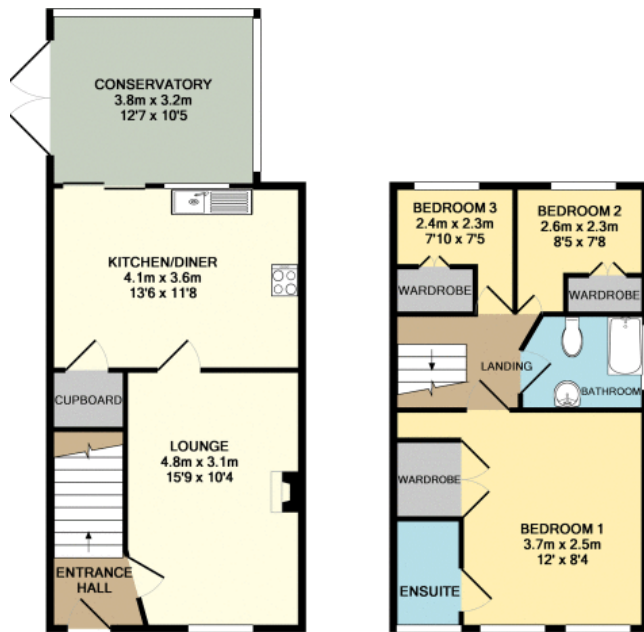
The rear garden commences with a patio area, outside tap and outside lighting, side access.

## Garage & Parking

Driveway providing off road parking, garage with up & over door with power & lighting, eves storage, door to garden;

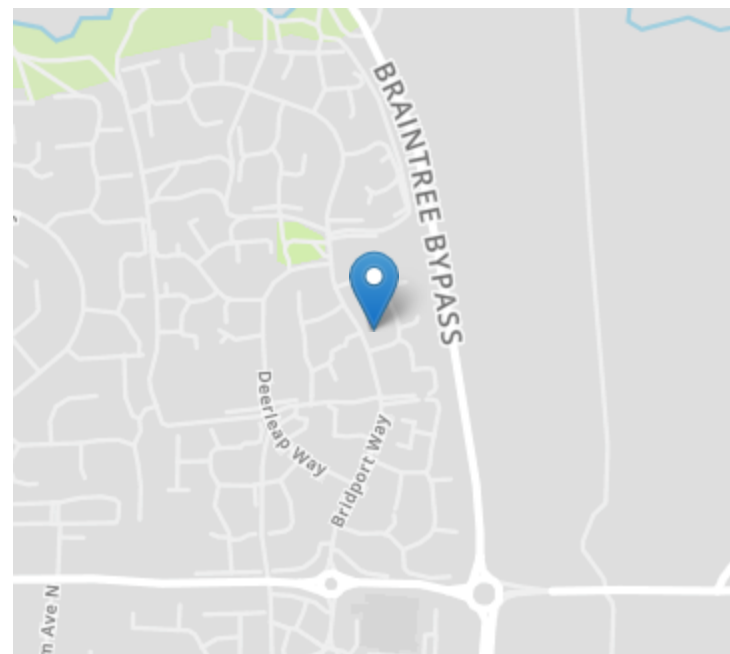
# Property Details.

## Floorplans

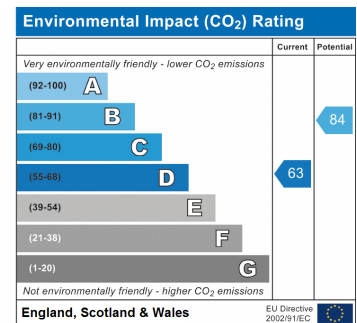
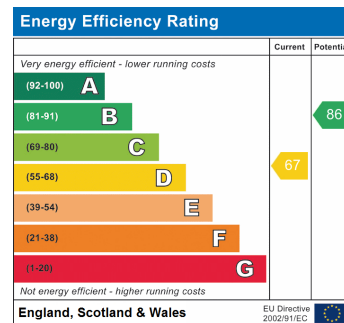


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.