



- Five Bedrooms
- Off Road Parking, Car Port and Garage
- Well Presented And Maintained Throughout
- Secluded Garden
- Quiet Cul De Sac Position
- Cloakroom, En-Suite and Family Bathroom
- Sought After Location

## 7 Kingfisher Gate, Braintree, Essex. CM7 9AF.

Michaels Property Consultants are delighted to bring to the market this immaculately presented, five-bedroom link-semi detached home. With spacious and versatile accommodation throughout, we feel this property would make an ideal family home for a variety of prospective purchasers. Located on the popular River Mead development in Bocking, residing close to walks around the River Blackwater and Bocking Blackwater park and within short proximity to Braintree's vibrant town centre, the property is ideally located. The accommodation in brief comprises an entrance hall with stairs ascending to the first floor, a bright and airy lounge, spacious kitchen, utility room, separate dining room and cloakroom. To the first floor you will find five good sized bedrooms with a modern and sleek en-suite off the master and of course, the family bathroom. Outside, the property is further enhanced by having a well-kept and secluded rear garden, as well as a car port and a garage.





# Property Details.

## Ground Floor

### Entrance Hall

7' 10" x 12' 2" (2.39m x 3.71m) Smooth ceiling, radiator, stairs rising to first floor, access to under stair storage cupboard.

### Lounge



8' 11" x 18' 5" (2.72m x 5.61m) Smooth ceiling, radiator x2, double glazed window to front aspect, double glazed windows to rear aspect, double glazed French doors to rear aspect accessing rear garden, telephone point, tv point, feature fireplace.

### Dining Room



10' 00" x 11' 02" (3.05m x 3.40m) Smooth ceiling, radiator, double glazed window to front aspect, telephone point.

## Kitchen



10' 00" x 13' 5" (3.05m x 4.09m) Smooth ceiling, radiator, double glazed window to rear aspect, inset spotlights, telephone point, matching wall and base units, rolled edge worksurfaces, inset china sink with bowl and drainer, part tiled walls, laminate flooring, integrated oven with induction hob and extractor over, space and plumbing for dishwasher, integrated fridge/freezer.

## Utility Room

6' 8" x 5' 7" (2.03m x 1.70m) Smooth ceiling, radiator, double glazed window to rear aspect, door to side aspect accessing garden, inset spotlights, matching wall and base units, wall unit housing boiler, rolled edge worksurface, access to loft, part tiled walls, laminate flooring, space and plumbing for washing machine and dryer.

## Cloakroom

2' 10" x 6' 7" (0.86m x 2.01m) Smooth ceiling, heated towel rail radiator, low level W/C, vanity wash hand basin, tiled flooring.

## First Floor

### Landing

Smooth ceiling, radiator x2, double glazed window to rear aspect, access to loft, access to all bedrooms and family bathroom.

### Bedroom One



10' 6" x 13' 0" (3.20m x 3.96m) Smooth ceiling, radiator, double glazed window to front aspect, tv point, telephone point, built in wardrobes.



# Property Details.

## En-Suite



10' 6" x 4' 11" (3.20m x 1.50m) Smooth ceiling, inset spotlights, heated towel rail radiator, double glazed obscure window to rear aspect, low level W/C, vanity wash hand basin and surround unit, shaver point, extractor fan, walk in shower cubicle, part tiled walls.

## Bedroom Two



10' 00" x 11' 7" (3.05m x 3.53m) Smooth ceiling, radiator, double glazed window to rear aspect, tv point.

## Bedroom Three



10' 0" x 9' 6" (3.05m x 2.90m) Smooth ceiling, radiator, double glazed window to front aspect, tv point.

## Bedroom Four

10' 3" x 9' 6" (3.12m x 2.90m) Smooth ceiling, radiator, double glazed window to front aspect, tv point.

## Bedroom Five

10' 3" x 8' 5" (3.12m x 2.57m) Smooth ceiling, radiator, double glazed window to rear aspect, tv point.

## Family Bathroom



6' 8" x 7' 10" (2.03m x 2.39m) Smooth ceiling, heated towel rail radiator, inset spotlights, double glazed obscure window to front aspect, low level W/C, vanity wash hand basin, extractor fan, panelled bath with shower attachment, fully tiled walls, laminate flooring.

## Outside

### Rear Garden



Commencing with patio area, majority laid to lawn, mature shrub sleeper bed borders, gate to side aspect, door accessing garage, wooden shed to remain, outside light, outside tap.

