



- Detached House
- Four Bedrooms
- Two Reception Rooms
- Utility room
- Downstairs Cloakroom
- En Suite Bathroom
- Double Garage & Driveway
- Kings Park Development

### Deerleap Way, Braintree, Essex. CM7.

We are pleased to offer for sale this four bedroom, detached, family home situated on the ever popular Kings Park development within Lyons Hall Primary school catchment. The property enjoys sitting room, kitchen, separate dining room and utility room as well as a downstairs cloakroom. Upstairs you will find four bedrooms, master with en suite and a family bathroom. The property also benefits from a double garage, driveway for up to four vehicles and an established rear garden.





# Property Details.

## Ground Floor

### Entrance

Entrance door to:

### Entrance Hall



Laminate flooring, radiator, coving

### Cloakroom

Low level WC, vanity hand wash basin with cupboards under, heated towel rail, refitted tiled floor

### Kitchen



12' 8" x 10' 7" (3.86m x 3.23m)

Inset one and half bowl with right hand drainer, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, oven hob and extractor fan, dishwasher, tiled floor, double glazed window to rear

### Utility Room

Window to side, cupboard, double glazed window to front, double glazed door to side, radiator

## Dining Room



12' 3" x 9' 9" (3.73m x 2.97m)

Double glazed French doors to rear, tiled floor, radiator

## Living Room



18' 6" x 11' 6" (5.64m x 3.51m)

Double glazed window to front, double glazed French doors to rear, feature open fireplace with surround, coving

## First Floor

### First Floor Landing

Loft access, double glazed window to front, radiator

### Bathroom

Low level WC, vanity hand wash basin, shower, double glazed window to front, fully tiled

# Property Details.

## Bedroom One



12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to rear, radiator

## En Suite

Low level WC, vanity hand wash basin with cupboards under, walk in double shower cubicle, heated towel rail, fully tiled, double glazed window to rear, velux window to rear, down lighters

## Bedroom Two



12' 9" x 10' 4" (3.89m x 3.15m)

Double glazed window to rear, radiator, laminate flooring

## Bedroom Three



11' 10" x 10' 3" (3.61m x 3.12m)

Double glazed window to rear, radiator

## Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

Double glazed window to front, radiator, laminate flooring

## Outside

### Front

To the front of the property there is a private driveway with parking for up to four cars and a garden which wraps around the whole of the property and has gated entrance

### Rear Garden

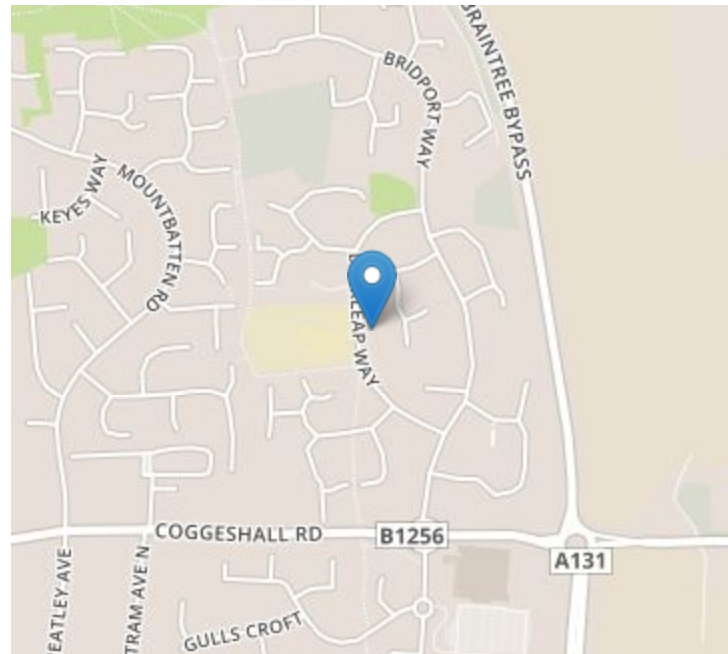


Garden laid to lawn

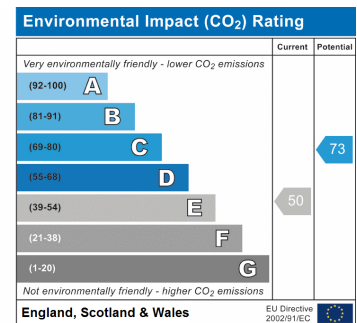
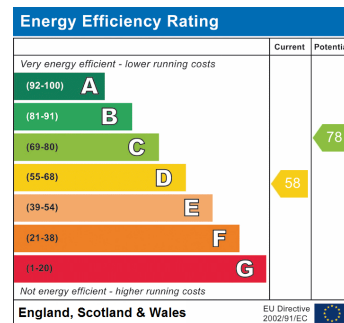
# Property Details.

## 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.