



- Four bedroom detached house
- Kings Park Development
- Garage & Off road parking
- Three reception rooms
- En suite to master
- Cloakroom
- Large rear garden
- Refitted kitchen

## 20 Rochester Close, Braintree, Essex. CM7 9FE.

Situated at the end of this quiet Cul De Sac within the frequently requested Kings Park Development is this well-presented and deceptively spacious four bedroom detached house. The property falls within the catchment area for the OFSTED outstanding Lyons Hall Primary School, offering a versatile family home for a variety of prospective purchasers. The ground floor accommodation features a spacious entrance hall that provides access to the first floor, cloakroom, a well-appointed lounge with patio doors to the rear garden, study, a recently refitted kitchen with high-quality appliances & quartz worktops, utility, and a separate dining room. To the first floor, you will find four generous bedrooms with an en suite shower room to the master, and the family bathroom. Outside, the property is further enhanced by having a generous rear garden with a paved patio area, a single garage, and a driveway that provides off-road parking for two vehicles. New to the market, early internal viewing is strongly advised.





# Property Details.

## Entrance Hall



Part glazed entry door to front, radiator, storage cupboard, stairs rising to the first floor, doors to;

## Cloakroom

Obscure double glazed window to front, radiator, WC, hand wash basin with vanity unit underneath, tiled splashback.

## Lounge



Double glazed patio doors to rear, radiator, television & telephone point, gas fireplace with ornate surround.

## Dining Room



Double glazed window to front, radiator.

## Kitchen



Double glazed window to rear, radiator, matching wall & base units with quartz worktops over, inset sink with side drainer unit, five ring gas hob with extractor hood over, integrated double self cleaning combi oven, integrated dishwasher, integrated fridge/freezer, opening to;

## Utility

Double glazed door to rear, radiator, matching wall & base units with quartz worktops over, butler sink, space for appliances, wall mounted boiler.

## Study



Double glazed window to front, radiator, telephone & internet connection.

## First Floor Landing

Double glazed window to front, radiator, door to airing cupboard, loft access, doors to;

## Bedroom One





# Property Details.

Double glazed window to rear, radiator, built-in wardrobes, door to;

## En suite



Obscure double glazed window to side, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, shower cubicle which is fully tiled, part tiled walls.

## Bedroom Two



Double glazed window to front, radiator, built-in wardrobe.

## Bedroom Three



Double glazed window to rear, radiator, built-in wardrobe.

## Bedroom Four

Double glazed window to front, radiator.

## Bathroom



Obscure double glazed window to rear, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with shower over, part tiled walls.

## Rear Garden



The rear garden commences with a paved paved patio area with the remainder laid to lawn, enclosed by brick wall & panelled fencing, outside tap & lighting, access to garage.

## Garage

There is a single garage with an up & over door, eves storage, power connected.

## Parking

There is off road parking for two vehicles in-front of the garage.

