



103 BRIDPORT WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £475,000

5 Bedrooms | 2 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Situated upon the favourable and family orientated KINGS PARK development, this attractive family home comes to the market with vacant possession and no onward chain, internally offering FOUR/FIVE BEDROOMS, three reception rooms, and Kitchen with UTILITY ROOM. The Master Bedroom offers a modern EN-SUITE Shower Room, whilst externally the property comes with a good sized rear garden, detached DOUBLE GARAGE with electric roller doors, a DOUBLE DRIVEWAY, and additional driveway area to the side giving ample parking for multiple vehicles. The Kings Park development is renowned for being a desirable family area, home to the excellent Lyons Hall Primary School, whilst being within close proximity of the nearby Blackwater Nature Reserve, Tesco Superstore, and offering immediate access to the A120. Available for immediate viewing, an early inspection is highly recommend.



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, under stairs storage cupboard, doors leading to:

Living Room 17'1" x 14'1" (5.21m x 4.56m)

Carpet flooring, three double glazed windows to the front aspect, double glazed window to side aspect, feature fireplace, two radiators.

Dining Room 11'1" x 9'8" (3.40m x 2.97m)

Laminate flooring, radiator, French doors opening to the rear garden.

Cloakroom

Tiled flooring, obscure double glazed window to side aspect, low level WC, hand wash basin inset to vanity unit

Study 7'7" x 7'7" (2.33m x 2.33m)

Carpet flooring, bespoke fitted office furniture, double glazed window to front aspect, radiator.

Kitchen 11'8" x 10'7" (3.58m x 3.25m)

Engineered oak flooring, fitted with a range of wall and base units with roll edged work surfaces incorporating a one and a half bowl ceramic sink with mixer tap. Island unit, radiator, integrated fridge/freezer, space for dishwasher, Rangemaster oven, double glazed window to rear aspect, door leading to:

Utility Room 7'1" x 5'4" (2.16m x 1.63m)

Wall mounted gas fired boiler, fitted base level units with work surface and inset sink, spaces for washing machine and tumble dryer, door to rear garden.

FIRST FLOOR

Landing

Carpet flooring, loft access, double glazed window to rear aspect, radiator, doors leading to:

Bedroom One 12'11" x 10'0" (3.95m x 3.05m)

Carpet flooring, built in mirror fronted wardrobes, radiators, feature windows to front aspect, dressing area, door leading to:

En-suite

Tiled flooring, suite comprising of WC, vanity hand wash basin and corner shower unit. Heated towel rail, obscure double glazed window to side aspect.

Bedroom Two 11'10" x 7'11" (3.63m x 2.42m)

Laminate Flooring, double glazed windows to front, radiator, fitted wardrobe.

Bedroom Three 11'11" x 6'10" (3.64m x 2.10m)

Laminate Flooring, double glazed window to rear aspect, radiator.

Bedroom Four 10'0" x 8'4" (3.05m x 2.56m)

Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Five/Dressing Room 9'3" x 5'5" (2.84m x 1.67m)

Carpet flooring, double glazed window to front aspect, radiator.

Family Bathroom

Suite comprising of low level WC, vanity hand wash basin, bath with shower and screen, heated towel rail, obscure widow to side aspect.

EXTERIOR

Front Garden

Paved parking area, double garage with electric roller doors, pathway to front entrance with established bushes and boards, laid to lawn. Additional driveway to side.

Rear Garden

Commencing with large raised seating area, lawned garden with established borders, side access door to garage, side access gate.

Double Garage

Detached double garage with twin up and over doors, power coonected. Double driveway in front

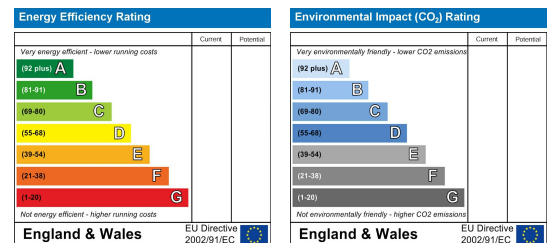
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
 Braintree
 Essex
 CM1 7ER

