



124 MILL PARK DRIVE, BRAINTREE CM7

GUIDE PRICE £450,000

4 Bedrooms | 2 Bathrooms | 1 Reception

**** SOUGHT AFTER DEVELOPMENT **** Within a short walk of Braintree Village Station and Shopping Centre, this superbly presented FOUR bedroom link-detached family home enjoys a fantastic location upon the family orientated Heathlands development, with its convenient footbridge access into Braintree Village Station and Shopping Centre, making this a fantastic location for commuters, and those that enjoy retail therapy! Internally the property boasts a dual aspect Living Room, together with a spacious KITCHEN/DINER and Utility Room, whilst the first floor comprises four well proportioned bedrooms, with a generous four piece family Bathroom, as well as an EN-SUITE to the Master Bedroom. Externally the low maintenance and fully landscaped rear garden offers a great space for quiet enjoyment, whilst the GARAGE has been part converted to create a great work from home space. Viewing is highly advised in order to appreciate the accommodation on offer.



ACCOMMODATION

Entrance Hall

Stairs to first floor, radiator, doors to;

Cloakroom

Radiator, low level WC, hand wash basin

Kitchen/Diner 20'2" x 10'2" (6.15 x 3.10)

Double glazed windows to front and rear aspect, radiator, dining area, kitchen comprising of matching wall and base level high gloss units with roll edged work surfaces, incorporating breakfast bar, integral double oven with four ring gas hob and extractor, integrated fridge-freezer and dishwasher, tiled flooring, door to;

Utility Room 8'5" x 7'3" (2.59 x 2.21)

Plumbing for washing machine, wall mounted gas fired boiler, storage cupboard

Living Room 20'2" x 10'4" (6.15 x 3.17)

Double glazed window to front aspect, TV & telephone point, feature fireplace, double glazed patio doors to rear garden

FIRST FLOOR

Landing

Carpet flooring, double glazed window to rear aspect, doors to;

Master Bedroom 10'7" x 10'2" (3.25 x 3.12)

Double glazed window to front aspect, carpet flooring, radiator, TV point, fitted wardrobes

En-Suite

Double glazed obscure window to front aspect, walk in double shower enclosure, hand wash basin, low level WC, extractor fan, chrome heated towel radiator

Bedroom Two 15'3" x 8'5" (4.65 x 2.57)

Carpet flooring, double glazed windows to front and rear aspect, radiator

Bedroom Three 10'7" x 7'6" (3.25 x 2.31)

Double glazed window to rear aspect, radiator, carpet flooring

Bedroom Four 10'0" x 9'3" (3.07 x 2.82)

Double glazed window to front aspect, radiator, carpet flooring

Bathroom

Double glazed window to rear aspect, bath with mixer taps, shower enclosure, hand wash basin, low level WC, extractor, chrome heated towel radiator

EXTERIOR

Front

Block paved driveway to side with parking for two vehicles, leading to Garage with up and over door. Side access gate to garden, small private flower bed to front

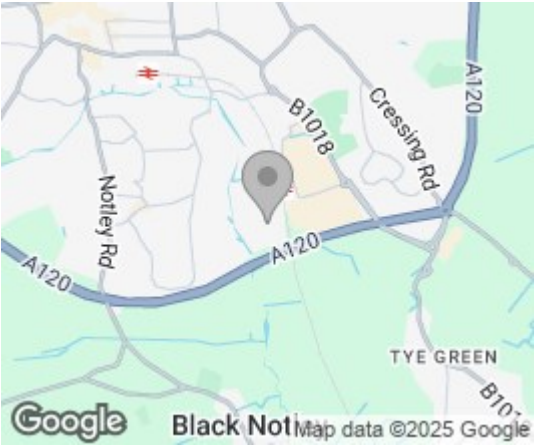
Rear Garden

Landscaped rear garden with low maintenance finish, comprising of a paved patio area, artificial lawn, raised borders, fitted pergola seating area, side entrance to Garage

Garage

Part converted with up and over door to front with small internal storage area. Remaining Garage converted to create a home office area, ideal for working from home

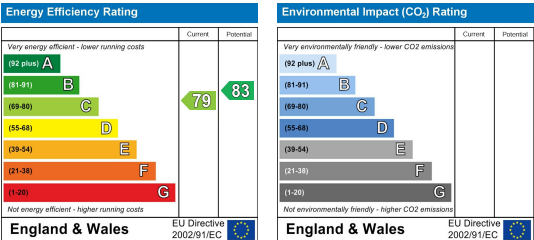
Area Map



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.



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