



166 BRIDPORT WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £550,000

5 Bedrooms | 4 Bathrooms | 4 Receptions

**** SPACIOUS > EXTENDED > GREAT LOCATION **** Located upon the sought-after KINGS PARK development, this impressive detached house boasts FOUR RECEPTION ROOMS, FIVE bedrooms, and FOUR bathrooms, providing ample space for a growing family.

One of the standout features of this property is the double garage that offers scope for conversion, with parking to the front for multiple vehicles, ensuring that parking will never be an issue for you or your guests. The property benefits from a spacious loft conversion which adds even more versatility to the property, offering additional space that can be utilised as an office, playroom, or guest bedroom.

The extended layout of the house provides a sense of openness and allows for plenty of natural light to flow through the rooms, creating a warm and inviting atmosphere. Whether you're looking to entertain guests in one of the spacious reception rooms or enjoy a quiet evening in one of the five bedrooms, this property offers the perfect balance of comfort and style.

Overall, this property is the epitome of the perfect family home, offering a blend of modern convenience and traditional charm, whilst being situated within easy reach of good local schools. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community.



Entrance Hall
Tiled flooring with underfloor heating, under stairs storage cupboard, radiator, inset spot lights, stairs rising to first floor, doors to:

Cloakroom
Tiled flooring, double glazed obscure window to front, hand wash basin, WC, radiator.

Lounge 21'1" x 11'5" (6.44 x 3.50)
Carpet flooring, double glazed window to front, gas fireplace, two radiators, french doors leading to:

Dining Room 12'4" x 11'5" (3.78 x 3.50)
Tiled flooring, radiator, bifold doors to;

Family Room 19'6" x 11'5" (5.95 x 3.50)
Tiled flooring with underfloor heating, double glazed window to side, storage cupboard, skylight window, bi fold doors to Garden.

Kitchen 21'0" x 12'8" (6.42 x 3.87)
Tiled flooring with underfloor heating, two skylight windows, two double glazed windows to rear, door to side, wall & base units with black granite worktops incorporating breakfast bar, sink with mixer tap, integral eye level oven & microwave, gas hob with extractor over, space for dishwasher and American fridge/freezer, door to:

Utility Room
Tiled flooring, wall & base units, sink, space for washing machine & tumble dryer, door to Garage.

Playroom/Study
Carpet flooring.

FIRST FLOOR

Landing
Carpet flooring, double glazed window to front, airing cupboard, radiator, stairs rising to second floor, doors to:

Bedroom Two 17'8" x 11'6" (5.39 x 3.52)
Carpet flooring, built in wardrobes, double glazed window to front, radiator, door to:

Ensuite
Fully tiled, shower enclosure, WC, hand wash basin inset to vanity unit, heated towel radiator.

Bedroom Three 13'1" x 9'10" (4.01 x 3.02)
Wooden flooring, double glazed window to rear, built in wardrobes, radiator, door to:

Ensuite
Fully tiled, obscure double glazed window to side, shower enclosure, WC, hand wash basin inset to vanity unit, heated towel radiator.

Bedroom Four 11'6" x 8'5" (3.52 x 2.59)
Wooden flooring, double glazed window to rear, radiator, fitted wardrobes.

Bedroom Five 15'0" x 8'7" (4.58 x 2.63)
Carpet flooring, double glazed window to front, fitted wardrobes, radiator.

Bathroom
Fully tiled, obscure double glazed window to rear, bath, WC, hand wash basin, heated towel radiator.

SECOND FLOOR

Landing
Carpet flooring.

Master Bedroom 16'7" x 12'11" (5.06 x 3.96)
Carpet flooring, two double glazed windows to rear, velux to front, radiator, eaves storage.

Dressing Room
Carpet flooring, range of fitted wardrobes, double glazed window to rear, door to:

Ensuite
Fully tiled, bath, walk in shower, hand wash basin inset to vanity unit, WC, velux window to front.

EXTERIOR

Garden
Low maintenance garden, large entertaining space, outside power outlets, artificial lawn, raised beds and trees, side access to front.

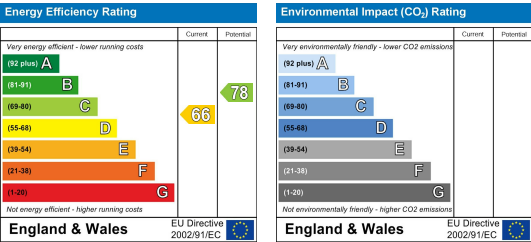
Area Map



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
CM7 1ER

