



## 7 BOURCHIER AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

\* SOUGHT AFTER LOCATION \* Situated upon the family-orientated KINGS PARK development, within easy reach of local amenities and well-regarded schools, this modern and spacious FOUR BEDROOM detached family home offers versatile and well-presented accommodation throughout.

On the ground floor, the property benefits from THREE RECEPTION ROOMS, providing flexible living space for modern family life, including a spacious 16' dual-aspect lounge. The generous dual-aspect kitchen opens seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. A separate playroom/study and a ground floor cloakroom complete the downstairs accommodation.

To the first floor, the master bedroom enjoys the added luxury of an EN-SUITE shower room, whilst three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property offers driveway parking and a GARAGE, which offers scope for CONVERSION if so desired, together with a beautifully landscaped rear garden featuring a sunken entertaining area and separate lawn,



## GROUND FLOOR

### Entrance Hall

Tiled flooring, storage cupboard, radiator, stairs rising to first floor, doors to:

### Cloakroom

Tiled flooring, obscure double glazed window to rear, low level WC, pedestal hand wash basin, chrome towel radiator.

### Playroom/Study 7'04 x 7'02 (2.24m x 2.18m)

Carpet flooring, double glazed windows to front and side aspect, radiator.

### Living Room 16'01 x 10'10 (4.90m x 3.30m)

Carpet flooring, double glazed windows to front and side aspect, fireplace with surround, radiator.

### Kitchen 15'06 x 9'05 (4.72m x 2.87m)

Tiled flooring, range of matching base & wall units with rolled edged work surfaces, tiled splash backs, stainless steel sink with central mixer tap, integral double oven with gas hob & extractor hood, spaces for fridge/freezer, dishwasher & washing machine. Radiator, double glazed windows to front and side aspect, door to garden, opening to:

### Dining Area 11'00 x 10'10 (3.35m x 3.30m)

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

## FIRST FLOOR

### Landing

Carpet flooring, storage cupboard, double glazed window to side aspect, loft access.

### Master Bedroom 12'03 x 8'05 (3.73m x 2.57m)

Carpet flooring, double glazed window to rear, radiator, door to:

### En-Suite

Tiled flooring, shower enclosure, wall mounted hand wash basin, WC, obscure double glazed window to rear aspect.

### Bedroom Two 11'05 x 9'04 (3.48m x 2.84m)

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

### Bedroom Three 11'00 x 9'03 (3.35m x 2.82m)

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

### Bedroom Four 8'01 x 7'00 (2.46m x 2.13m)

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

### Family Bathroom

Tiled flooring, bath, hand wash basin inset to vanity unit, WC, double glazed obscure window to side aspect, chrome towel radiator.

## EXTERIOR

### Front

Driveway parking for multiple vehicles.

### Garage

Single garage with up and over door.

### Rear Garden

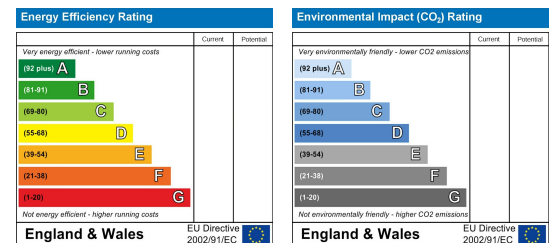
Patio with steps leading down to sunken entertaining area, remainder laid to lawn, side access gate, rear access to garage.

## 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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