



35 BRIDPORT WAY, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** TUCKED AWAY LOCATION **** Situated within the highly desirable and family orientated KINGS PARK development, just a short walk from local shops/amenities and the ever popular Lyons Hall Primary School, this modern and WELL PRESENTED three bedroom DETACHED family home offers a SPACIOUS Kitchen/Diner alongside a BAY-FRONTED Lounge, creating ideal living space for growing families and first time buyers alike.

Internally, the property boasts well proportioned and free flowing living accommodation, with a modern Kitchen/Diner and recently re-fitted Ground Floor Cloakroom, whilst upstairs offers three well-sized bedrooms, with the Master Bedroom benefiting from a RECENTLY RE-FITTED En-Suite in addition to a stylish family Bathroom.

Externally, the property enjoys an UNOVERLOOKED and well proportioned rear garden, together with a GARAGE (with potential for CONVERSION STPP) and driveway parking for two vehicles. Furthermore, the property is conveniently positioned for access to Braintree Town Centre and Station, as well as excellent transport links via the A120 and M11. Early viewing is highly advised in order to fully appreciate the accommodation and location on offer.



GROUND FLOOR

Entrance Hall

Wooden flooring, radiator, stairs rising to first floor, doors to:

Cloakroom

Wooden flooring, obscure double glazed window to front, hand wash basin inset to vanity unit, inset WC, heated towel rail.

Lounge 14'6" x 12'4" (4.42 x 3.76)

Carpet flooring, two radiators, double glazed bay window to front, double doors to:

Kitchen/ Diner 15'5" x 11'3" (4.70 x 3.43)

Wooden flooring, wall & base units with roll edge work surfaces, ceramic sink with central mixer tap, integral oven eye level oven & microwave oven, induction hob with extractor over, spaces for fridge/ freezer, dishwasher & wine chiller, walk in larder cupboard, double glazed window & french doors to rear, door to Garage.

FIRST FLOOR

Landing

Wooden flooring, airing cupboard, loft access, doors to:

Bedroom One 12'0" x 8'5" (3.68 x 2.57)

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

Ensuite

Wooden flooring, double shower enclosure, hand wash basin & WC inset to vanity unit, obscure double glazed window to side.

Bedroom Two 9'6" x 8'11" (2.92 x 2.74)

Wooden flooring, radiator, double glazed window to front.

Bedroom Three 8'7" x 6'9" (2.62 x 2.08)

Wooden flooring, radiator, double glazed window to rear.

Bathroom

Wooden flooring, bath with shower attachment, hand wash basin inset to vanity unit, inset WC, storage units, heated towel rail.

EXTERIOR

Garden

Un-overlooked garden commencing with raised decking area, steps leading down to lawn with stone areas, large storage shed, side access.

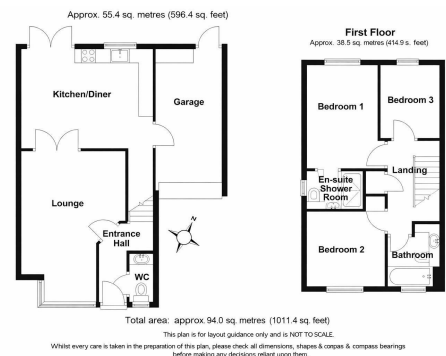
Garage & Driveway

Single garage with up & over door, power & lighting connected. Driveway parking for two vehicles.

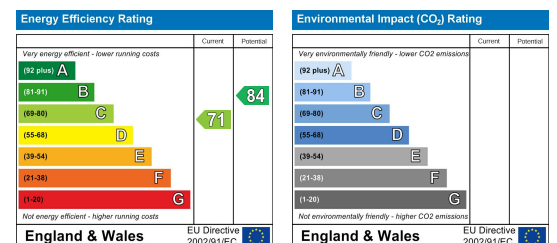
Area Map



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 1ER

