



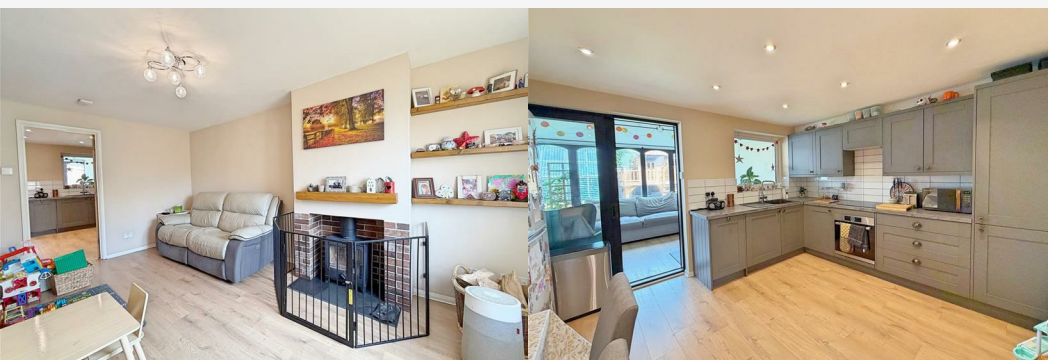
## 22 BRIDPORT WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

### 3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* SOUGHT AFTER LOCATION \*\*** Situated upon the popular and family-orientated KINGS PARK development, within short walking distance of local amenities, the highly regarded Lyons Hall Primary School, and nearby green spaces, this well-presented THREE bedroom DETACHED family home offers spacious and well-balanced accommodation throughout, including a generous Lounge, Kitchen/Diner, Conservatory, and an EN-SUITE to the principal bedroom. Externally, the property enjoys a well-maintained rear garden, together with a SINGLE GARAGE and driveway parking. Further benefitting from excellent access to the A120, providing convenient links towards the A12 at Marks Tey, London Stansted and the M11, this is an ideal home for families and commuters alike. Early viewing is highly advised in order to appreciate the accommodation on offer.

**\*\* GUIDE PRICE £350,000 - £375,000 \*\***



## GROUND FLOOR

### Entrance Hall

Laminate flooring, radiator, stairs to first floor, door to:

### Living Room 15'9" x 10'5" (4.81 x 3.20)

Laminate flooring, double glazed window to front, radiator, log burning stove, door to:

### Kitchen/Diner 13'3" x 11'8" (4.05 x 3.56)

Laminate flooring, radiator, under stair storage cupboard, wall and base level shaker style units with edged work surfaces, integral dishwasher, washing machine, integral oven, four ring induction hob and extractor over, sink with mixer tap and boiling hot water function. Edged work surfaces, patio doors to:

### Conservatory 12'2" x 10'2" (3.72 x 3.11)

Laminate flooring, french doors and range of double glazed windows to rear garden, fitted freestanding log burning stove

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to:

### Master Bedroom 11'11" x 10'6" (3.64 x 3.21)

Carpet flooring, 2 x radiators, 2 x double glazed windows to front aspect, fitted wardrobe, door to:

### En-Suite

Laminate flooring, obscure double glazed window to front aspect, corner shower enclosure, WC, hand wash basin to vanity unit, part tiled walls, chrome heated towel radiator

### Bedroom Two 10'8" x 7'8" (3.26 x 2.35)

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobe

### Bedroom Three 10'4" x 5'6" (3.17 x 1.70)

Double glazed window to rear aspect, carpet flooring, fitted wardrobe, radiator

### Bathroom

Laminate flooring, bath with shower over, WC, hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to side aspect

## EXTERIOR

### Front

Driveway leading to Garage with up and over door, garden to lawn, path to front entrance, side access to rear garden

### Rear Garden

Decked seating area with enclosed pergola, rear access to Garage, garden to lawn with established borders

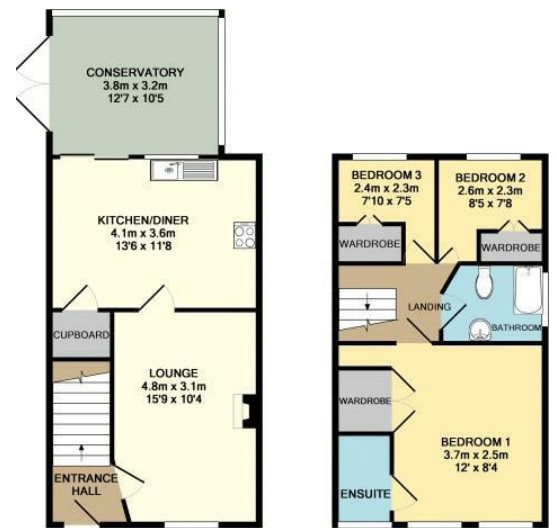
### Garage

Adjoining single Garage with up and over door to front, potential for conversion

## Area Map



## Floor Plans

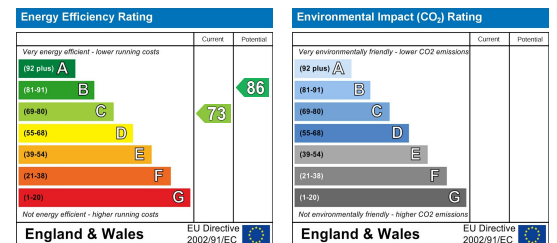


GROUND FLOOR  
APPROX. FLOOR  
AREA 50.8 SQ.M.  
(547 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 38.5 SQ.M.  
(414 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.3 SQ.M. (961 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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