



## 221 MILL PARK DRIVE, BRAINTREE CM7

GUIDE PRICE £475,000

4 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* SOUGHT AFTER DEVELOPMENT...OVERLOOKING PARKLAND \*\*** Presented in SUPERB decorative order throughout, and benefitting from a private CUL-DE-SAC position, this beautifully finished home offers many "must have" features including an EN-SUITE to the Master Bedroom, as well as an outstanding position overlooking the adjacent green space with views towards the River Brain. Benefitting from plenty of off street parking, whilst being within a 2 minute walk of Braintree Village Station offering direct services into London Liverpool Street, the rear garden has been beautifully landscaped, and the property offers the added benefit of a GARAGE. In the agents opinion there is POTENTIAL to convert the loft space in order to create a further bedroom (Subject to necessary consents). Internal viewing is highly recommended in order to truly appreciate the superb level of accommodation on offer.





GROUND FLOOR

Entrance Hall

Amtico flooring, under stairs storage cupboard, radiator, double doors to Kitchen/ Diner, stairs rising to first floor.

Cloakroom

Amtico flooring, WC, hand wash basin, obscure double glazed window to side.

Kitchen/Diner 18'8" by 13'1" (5.69 by 3.99)

Amtico flooring, wall & base units incorporating breakfast bar with Quartz work surfaces, inset sink with mixer tap, integral eye level double oven, gas hob with extractor over, integral fridge/freezer, dishwasher & washing machine, double glazed window & patio doors to rear, two radiators, inset spotlights.

Living Room 19'7" by 10'4" (5.99 by 3.15)

Carpet flooring, double glazed window to front, gas feature fireplace, air conditioning unit, radiator, patio doors to rear.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front, loft access, airing cupboard, doors to:

Bedroom One 11'6" by 11'3" (3.51 by 3.45)

Carpet flooring, radiator, double glazed window to rear, air conditioning unit, fitted wardrobes, door to:

En-suite

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

Bedroom Two 12'2" by 10'7" (3.73 by 3.25)

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

Bedroom Three 10'9" by 7'3" (3.28 by 2.21)

Carpet flooring, radiator, air conditioning unit, double glazed window to front.

Bedroom Four 10'5" by 7'8" (3.20 by 2.36)

Carpet flooring, radiator, double glazed window to front.

Family Bathroom

Tiled flooring, wall mounted hand wash basin, bath with hair attachment, WC, obscure double glazed window.

EXTERIOR

Rear Garden

Paved patio area with path leading to further paved patio seating area, remainder laid to lawn with enclosed borders

Outbuilding

Detached purpose built outbuilding with power and heat source connected, creating an excellent work from home space

Garage & Driveway

Single Garage to the rear of the property with single up and over door. Parking space to front, with additional driveway parking adjacent to the rear garden. Path leading to front entrance.

NOTES

We have been advised by the current owner that there is an annual estate charge of £311.92 for upkeep of the communal areas

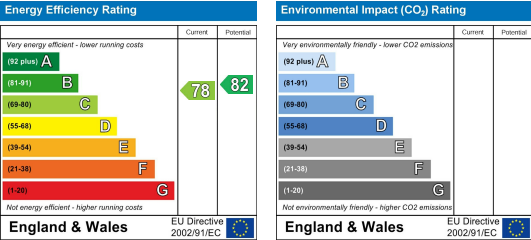
Area Map



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

