



30, Kingsmead Park, Coggeshall Road Braintree, CM7 9DW

**Guide Price £195,000 - £205,000**

**bear**  
*Estate Agents*

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Bear Estate Agents are pleased to offer for sale this spacious two double bedroom detached park home, set within the popular Kingsmead Park development and available exclusively to the over-50s market.

Conveniently positioned close to the A120, Marks Farm Tesco and a range of everyday amenities, the property offers comfortable and low-maintenance living in a well-connected location. Internally, the accommodation comprises an entrance hall, a bright and spacious L-shaped lounge/diner, and a fitted kitchen with direct access to the patio area. Both bedrooms are good-sized doubles, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room, while a separate bathroom serves the remainder of the home.

Outside, there is a generous private patio area, ideal for sitting out and entertaining, as well as an allocated parking space located nearby.

- Two bedrooms
- Ensuite and walk in wardrobe to bedroom one
- Allocated parking space
- Private garden space
- Modernised
- Over 50s only
- Close to local amenities

### Entrance Hall

Wall mounted radiator, carpeted flooring throughout and access to all rooms.

### Living Room / Dining Room

19'8 x 18'3 (5.99m x 5.56m )

Double glazed bay windows surround, smooth ceiling with inset spotlights, feature electric fireplace, power points, carpeted flooring throughout, wall mounted radiators and access to the kitchen.





### **Kitchen**

11'2 x 9'2 (3.40m x 2.79m )  
Double glazed window to the side, obscure double glazed door, eye and base level units, sink, hob with extractor fan above, integrated oven and microwave, space for white goods and laminate flooring throughout.

### **Bedroom One**

9'2 x 9'2 (2.79m x 2.79m )  
Double glazed window, smooth ceiling with inset spotlights, wall mounted radiator, power points, carpeted flooring throughout and access to walk in wardrobe and ensuite.

### **Ensuite**

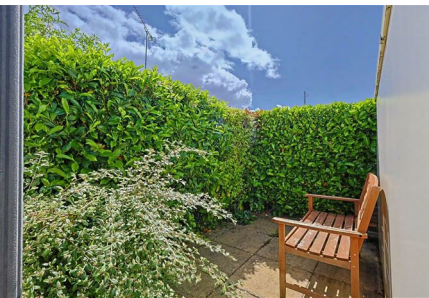
5'7 x 5'7 (1.70m x 1.70m )  
Obscure double glazed window, walk in shower unit, WC, wash hand basin and laminate flooring throughout.

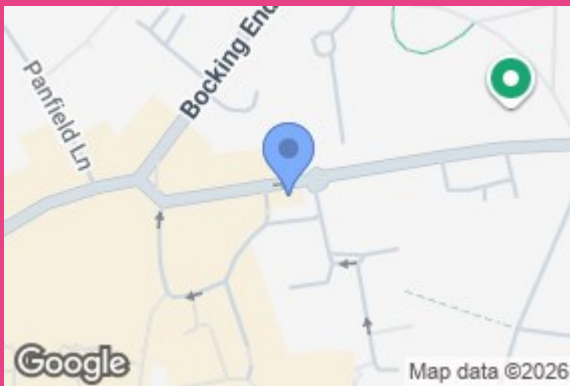
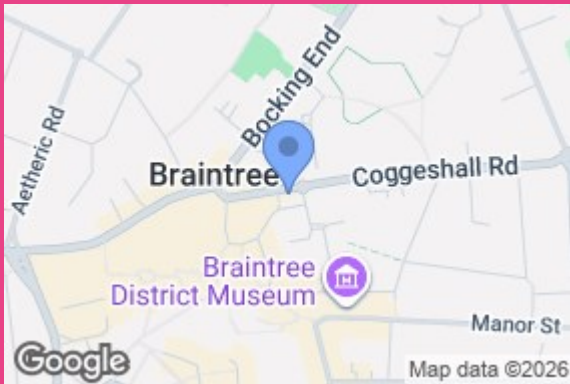
### **Bedroom Two**

9'2 x 9'2 (2.79m x 2.79m )  
Double glazed window, smooth ceiling with inset spotlights, fitted storage cupboards, wall mounted radiator and carpeted flooring throughout.

### **Bathroom**

Obscure double glazed window, panelled bath, tiled surrounds, WC, vanity sink unit and laminate flooring throughout.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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