



## 5 LEVENS WAY, BRAINTREE CM77

GUIDE PRICE £525,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

Nestled in a sought after CUL-DE-SAC upon the family orientated WHITE COURT development, this detached house offers a perfect blend of space and comfort. Boasting FOUR generously sized double bedrooms and THREE inviting reception rooms, this property is ideal for those seeking a spacious family home.

The property features two bathrooms, ensuring convenience for all residents. With parking available for at least two vehicles, parking will never be an issue for you or your guests. The SOUTH-FACING garden is a delightful spot to enjoy the sunshine and relax in the fresh air.

One of the most exciting aspects of this property is the potential it holds. With the opportunity to EXTEND (subject to planning permission), you can truly make this house your own and tailor it to your specific needs and desires.

Conveniently located close to village amenities and the nearby White Court Primary School, you'll have easy access to everything you need, from shops to schools, making daily life a breeze. Don't miss out on the chance to own this wonderful property in a sought-after location.



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor, under stair storage cupboard, doors to:

### Cloakroom

Wall mounted hand wash basin, WC, obscure window to front

### Living Room 15'0" x 11'10" (4.58 x 3.62)

Carpet flooring, double glazed bay window to front aspect, radiator, gas fireplace, doors to:

### Dining Room 9'2" x 9'3" (2.80 x 2.84)

Carpet flooring, french doors to rear garden aspect, radiator

### Kitchen 12'6" x 9'1" (3.82 x 2.78)

Tiled flooring, wall and base level high gloss units with edged work surfaces, double glazed window to rear aspect, spaces for range style oven, washing machine and dishwasher, space for fridge-freezer, inset sink with mixer tap and drainer, door to:

### Breakfast Room 10'4" x 7'10" (3.16 x 2.40)

Tiled flooring, french doors to rear garden aspect, radiator, internal door to Garage offering scope for conversion if desired

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to:

### Master Bedroom 11'8" x 10'9" (3.57 x 3.28)

Carpet flooring, double glazed window to rear aspect, radiator, fitted wardrobes, door to:

### En-Suite

Walk in double shower, WC and hand wash basin inset to vanity unit, obscure window to rear aspect, heated towel radiator

### Bedroom Two 14'9" x 8'8" (4.52 x 2.66)

Carpet flooring, double glazed windows to front and rear aspect, radiator

### Bedroom Three 11'11" x 8'1" (3.64 x 2.47)

Carpet flooring, radiator, double glazed window to front aspect

### Bedroom Four 10'6" x 8'7" (3.21 x 2.63)

Carpet flooring, double glazed window to front aspect, radiator

### Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure window to rear aspect, radiator

## EXTERIOR

### Front

Block paved double driveway, radiator, garden to lawn, side access gate to rear garden

### Rear Garden

Paved patio area, opening to south facing garden laid to lawn un-overlooked from the rear

### Garage

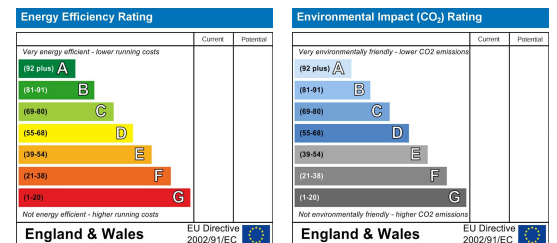
Single integral Garage with up and over door to front, power and lighting connected, internal door to Breakfast Room

## 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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