



## 8 LEVENS WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £475,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within this highly sought after CUL-DE-SAC within the popular WHITE COURT development, this FOUR bedroom DETACHED family home is presented in outstanding order throughout, having recently undergone internal improvement including new kitchen, en-suite, cloakroom, redecoration, and new gas fired COMBI-BOILER. Internally there is good sized internal living space throughout, as well as offering an internal Garage which offers potential for conversion into a Playroom or Study, whilst the rear garden offers an easy maintenance garden and SUMMERHOUSE, with power and TV point connected. To the front, there is a generous front garden and driveway easily accommodating two vehicles. Within easy access of all of Great Notley's village amenities and open spaces, and within short walking distance of good local schools, this desirable family home is not to be missed.



## FRONT

Driveway parking for 2 vehicles, with further front garden laid to lawn with mature rose flower bed, side access gate to rear garden.

## Entrance Hallway

Luxury LVT flooring, smooth finish ceiling, stairs rising to first floor, under stair storage cupboard, doors to:

## Living Room 16'8 x 10'10 (5.08m x 3.30m)

Carpet flooring, large double glazed window to front, feature fire place, TV point, opening to Dining Room

## Dining Room 10'9 x 10'4 (3.28m x 3.15m)

Carpet flooring, radiator, door to Kitchen, patio doors opening to the rear garden

## Kitchen 45'11"6'6" x 32'9"13'1" (14'2 x 10'4)

Modern fitted kitchen with cream high gloss wall and base level units with edged work surfaces and tiled splash backs. Double glazed window to rear aspect. Larder unit housing Worcester Bosch combi-boiler. Inset one and a half ceramic sink with mixer tap. Space for range style oven with chimney extractor fan over, space for american style fridge-freezer, space for Wine Cooler, integrated dishwasher and washer/dryer. Smooth ceiling with recessed downlights, under counter lighting. Door to side aspect.

## Cloakroom

Re-fitted suite with concealed low level WC with wall mounted flush, wall hung hand wash basin with waterfall mixer tap, part tiled walls, laminate wood flooring, obscure window to side aspect.

## FIRST FLOOR

## Landing

Carpet flooring, loft access with pull down ladder, airing cupboard, doors to:

## Master Bedroom 13'2 x 11'0 (4.01m x 3.35m)

Carpet flooring, radiator, large double glazed window to front, 2x double fitted wardrobes, door to en-suite.

## En-Suite

Fully tiled, with corner shower enclosure with rainfall shower and separate hair attachment, low level WC, wall hung hand wash basin inset to vanity unit, with vanity mirror. Chrome heated towel rail. Obscure window to front.

## Bedroom Two 12'5 x 10'7 (3.78m x 3.23m)

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

## Bedroom Three 10'2 x 10'0 (3.10m x 3.05m)

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

## Bedroom Four 9'7 x 7'8 (2.92m x 2.34m)

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

## Family Bathroom

Carpet flooring, obscure window to rear aspect, P shaped bath with shower over, WC, pedestal hand wash basin, chrome heated towel radiator.

## Rear of Property

Commencing with a raised patio seating area, with Corner Summerhouse, then onto garden laid mainly to lawn, with border raised flower bed, enclosed by panelled fencing.

## Summerhouse

Corner Summerhouse with french doors and 2 x windows, fitted with internal carpet flooring, a fitted bar area, Power and lighting connected, Sky TV point.

## Garage

Single internal garage with up & over door to front, power & lighting connected. Potential to convert into Playroom or Study if required.

## Notes

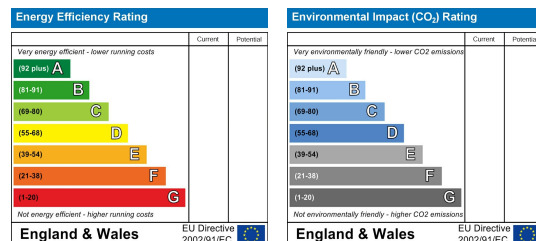
Under Section 21 of the Estate Agents Act 1979, we must declare that the owner of this property is an employee of the business and therefore we declare a declaration of personal interest in this sale.

## 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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