

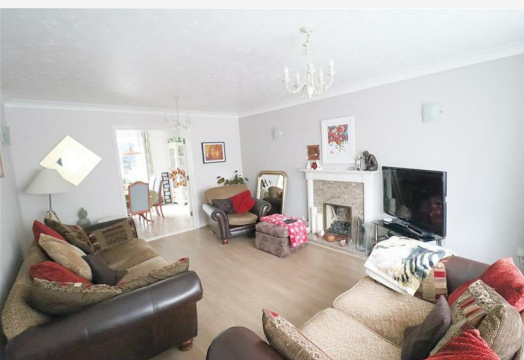


7 LEVENS WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £475,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

**** LOCATION LOCATION LOCATION **** Nestled within this much sought after cul-de-sac within the highly regarded WHITE COURT development, this FIVE bedroom detached family home has been extended into the loft space to create a substantial fifth bedroom with its own dressing area and en-suite, making this a larger than average home of its kind suitable for any growing family. The area of Great Notley is one of the most in-demand locations within the Braintree District and offers picturesque walks and generous outside space, as well as a vast array of amenities and convenience essentials right on your doorstep. Internally the property comes with a spacious Kitchen/Breakfast Room, two reception rooms, a ground floor cloakroom, as well as good sized bedrooms with a total of three bathrooms, and an internal GARAGE suitable for conversion in order to create further ground floor living space if so required. The SOUTH FACING rear garden is a blank canvas and completely un-overlooked to the rear, and location wise the property falls within catchment for some of the best local primary and secondary schools within the district, as well as offering immediate access to the A120 leading to the M11 and London Stansted (20 mins).



GROUND FLOOR

Entrance Hall

Laminate wood flooring, stairs to first floor, under stair storage, doors to;

Living Room 16’7” x 12’3” (5.08 x 3.75)

Laminate wood flooring, double glazed window to front aspect, radiator, gas fireplace, TV point, french doors into Dining Room

Dining Room 12’2” x 10’6” (3.73 x 3.21)

Tiled flooring, french doors to rear aspect, radiator, door to kitchen

Kitchen 14’2” x 10’5” (4.33 x 3.18)

Tiled flooring, double glazed window to rear aspect with further window and door to side aspect. Matching wall and base level white gloss kitchen units with roll edged work surfaces, with inset one and a half sink with mixer tap. Ceramic hob with fitted chimney style extractor over, integral eye level oven, spaces for washing machine and fridge freezer.

Cloakroom

Tiled flooring, low level WC and wall mounted hand wash basin, obscure window to side aspect

FIRST FLOOR

Master Bedroom 14’7” x 12’5” (4.45 x 3.81)

Laminate wood flooring, double glazed window to front, radiator, integrated wardrobes and door to en-suite

En-Suite

Tiled walls and flooring, obscure window to front aspect, radiator, corner shower enclosure, low level WC, hand wash basin, towel rail.

Bedroom Three 12’4” x 10’9” (3.77 x 3.29)

Laminate wood flooring, double glazed window to front aspect, radiator, fitted wardrobe

Bedroom Four 11’7” x 10’0” (3.54 x 3.05)

Laminate wood flooring, radiator, double glazed window to rear aspect, wardrobe.

Bedroom Five 9’6” x 7’10” (2.91 x 2.39)

Laminate wood flooring, double glazed window to rear, radiator, fitted wardrobe

SECOND FLOOR

Bedroom Two 25’9” x 17’6” > 13’4” (7.87 x 5.34 > 4.07)

Spacious bedroom suite with integrated wardrobes, range of velux windows to front aspect and 3 x windows to rear aspect making this a light and spacious studio style living area, with en-suite. Recessed down lighting, radiator, door to en-suite

En-Suite

Shower enclosure, WC, hand wash basin, fully tiled, velux window to front aspect.

EXTERIOR

Front

Front garden to lawn with mature borders, garden to lawn, double width driveway with parking for two vehicles, garage to front with up and over door, side access to rear garden

Rear Garden

Commencing with a paved patio area, onto garden enclosed by border fencing with south facing aspect.

Garage

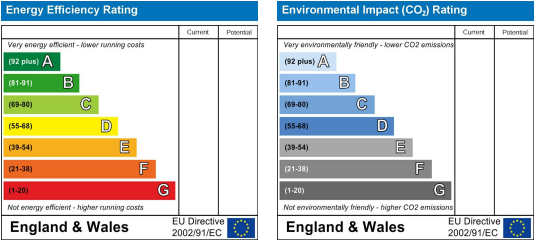
Single Garage with up and over door, internal door into Entrance Hall, with potential for conversion to potential playroom/study if required.

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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