



Leywood Close Braintree CM7 3NP

for sale guide price
£500,000-£525,000



Property Description

Introducing an exquisite sanctuary for modern living: a sophisticated five-bedroom detached family residence, meticulously crafted by the renowned artisans at Hollybrook, celebrated for their award-winning designs.

Step into a world of elegance, where space and comfort harmoniously blend across three thoughtfully designed levels.

The ground floor welcomes you with an entrance hall that leads to a spacious living room, perfect for relaxation or entertaining guests. The heart of this home is undoubtedly the shaker-style kitchen and dining area, where culinary dreams come to life. A convenient cloakroom adds to the practicality of this luxurious layout.

Ascend to the first floor, where you will discover three generously sized bedrooms. The family bathroom offers a serene retreat, while the master bedroom boasts an ensuite. Venture to the second floor, where two additional bedrooms await, alongside a stylish bathroom.

Enjoy the added convenience of off-road parking, ensuring your vehicles are secure and easily accessible.

This home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety

of shopping and leisure facilities are only a short distance away.

Additionally, the house is within walking distance to reputable schools including 'Beckers Green Primary School and 'Alec Hunter Academy'

Entrance Hall

Stairs leading to the first floor, double glazed window to the side aspect, Karndean flooring.

Living Room

14' 1" max x 12' 8" max (4.29m max x 3.86m max)

Double glazed window to the front and side aspect, Karndean flooring.

Downstairs Cloakroom

Enclosed WC and hand wash basin, heated towel rail.

Open Plan Kitchen/Diner

17' 7" x 14' 6" (5.36m x 4.42m)

Inset one and a half sink unit with left hand drainer with cupboard under, Silestone work surfaces with a matching range of shaker style wall mounted units with further drawers and cupboards under, integrated Hoover oven, hob and extractor fan, integrated Candy dishwasher and fridge-freezer, central island, downlights, double glazed window and french doors to the rear aspect, Karndean flooring.

Utility Room

6' 9" x 5' 3" (2.06m x 1.60m)

Silestone worksurface with space and plumbing for appliances under.

First Floor Landing

Double glazed window to the side aspect, radiator, stairs leading to the second floor.

Bedroom One

17' 3" x 11' 8" (5.26m x 3.56m)

Two double glazed windows to the side aspect, built in mirror front wardrobes, two radiators.

En-Suite Shower

Enclosed WC and hand wash basin, walk in double shower cubicle with rainforest shower unit, heated towel rail, downlighters.

Bedroom Two

17' 1" max x 8' 4" max (5.21m max x 2.54m max)

Double glazed window to the rear aspect, radiator.

Bedroom Three

16' max x 8' 5" max (4.88m max x 2.57m max)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with rainforest

shower unit above, heated towel rail, double glazed window to the rear aspect.

Second Floor Landing

Velux style window, storage cupboard.

Bedroom Four

17' 2" max x 13' 2" slopped ceiling (5.23m max x 4.01m slopped ceiling)

Double glazed window to the rear aspect, Velux style window, radiator.

Bedroom Five

13' max x 11' 8" slopped ceiling (3.96m max x 3.56m slopped ceiling)

Double glazed window to the front aspect, Velux style window, radiator.

Shower Room

Low level WC, hand wash basin, walk in shower cubicle heated towel rail, Velux style window.

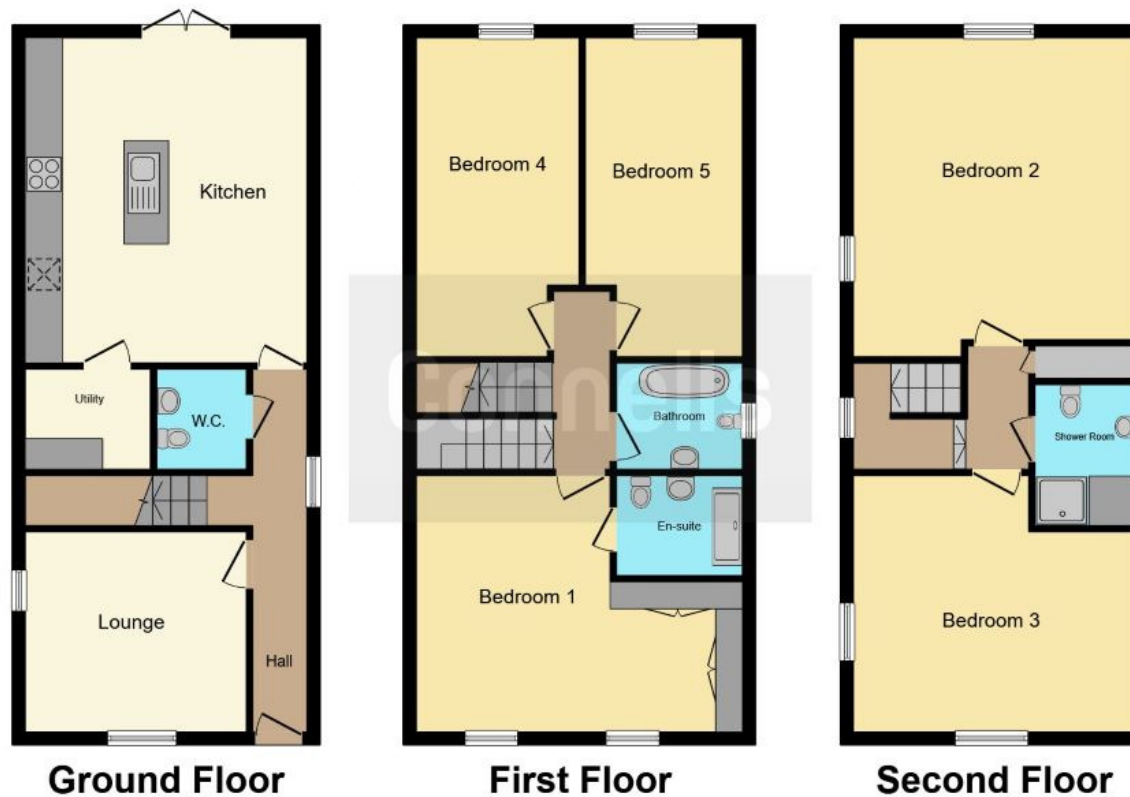
Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, gate to the rear aspect providing access to parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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