



Leywood Close Braintree CM7 3NP

for sale guide price
£475,000-£500,000



Property Description

Step into elegance with this beautifully crafted four-bedroom detached family residence, designed and built by the award-winning Hollybrook, renowned for their quality and attention to detail.

The ground floor welcomes you with a bright entrance hall, leading to a spacious living room perfect for relaxation. At the heart of the home lies a stunning shaker-style kitchen/diner, enhanced with luxurious Kardean flooring that flows seamlessly throughout the ground level - ideal for family life and entertaining.

Upstairs, the first floor offers four well-appointed bedrooms and a modern family bathroom. The master suite provides a private retreat with its own ensuite, blending comfort and sophistication.

The home is presented in pristine show-home condition and ready to move straight into. Off-road parking further enhances the practicality of this stylish property.

Located in a desirable area, the home is within easy reach of Braintree town centre and train station, offering direct links to London Liverpool Street. Braintree Village, with its excellent shopping and leisure facilities, is just a short distance away. Families will also appreciate being within walking distance of respected schools, including Beckers Green Primary and Alec Hunter Academy.

Excellent transport connections via the A131 and A120 provide easy access to Chelmsford and Stansted Airport.

This is more than just a property - it's a place to call home. Book your viewing today and experience

Entrance Hall

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

Living Room

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

Downstairs Cloakroom

Enclosed WC and hand wash basin, heated towel rail.

Open Plan Kitchen/Diner

17' 4" x 17' 2" (5.28m x 5.23m)

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, downlighters, double glazed window and french doors to the rear aspect, Kardean flooring.

Utility Room

Silestone worksurface with space and plumbing for appliances under.

First Floor Landing

Velux style window, radiator.

Bedroom One

13' 6" x 9' 9" slopped ceiling (4.11m x 2.97m slopped ceiling)

Double glazed window to the rear aspect, built in mirror fronted wardrobe, radiator.

En-Suite Shower

Low level WC, hand wash basin, walk in shower cubicle with rain forest shower unit above, heated towel rail, Velux style window.

Bedroom Two

17' 3" x 7' slopped ceiling (5.26m x 2.13m slopped ceiling)

Double glazed window to the rear aspect, radiator.

Bedroom Three

13' 8" max x 8' 5" slopped ceiling (4.17m max x 2.57m slopped ceiling)

Double glazed window to the front aspect, radiator.

Bedroom Four

14' 9" max x 8' 5" slopped ceiling (4.50m max x 2.57m slopped ceiling)

Double glazed window to the front aspect, radiator.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain.

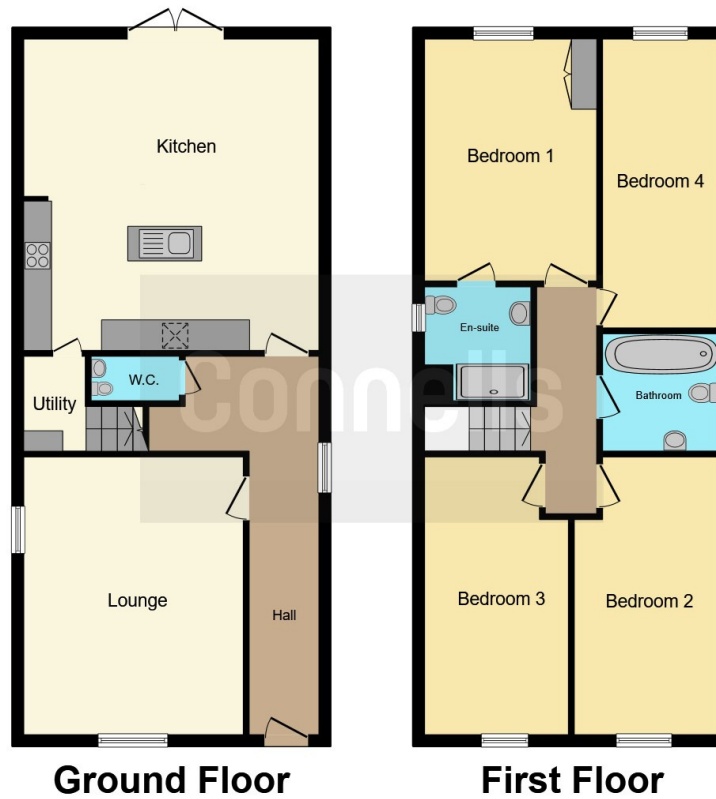
Agents Notes

Please be advised some photos have been digitally dressed.









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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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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