



Leywood Close Braintree CM7 3NP

for sale guide price
£500,000



Property Description

Discover the epitome of modern family living with this stunning five-bedroom detached residence, meticulously crafted by the award winning 'Hollybrook'. This remarkable property benefits from No Onward Chain, allowing for a smooth transition to your new home.

Spanning three elegantly designed floors, this home invites you into a world of comfort and sophistication.

As you enter through the welcoming entrance hall, you'll find a spacious living room, a chic cloakroom which adds convenience. The heart of the home is the exquisitely designed Shaker-style kitchen/diner and a dedicated utility space. Karndean flooring flows seamlessly throughout the ground level.

Ascend to the first floor, where a stylish family bathroom and three well appointed bedrooms await with the master bedroom benefiting from an en-suite.

Venture to the second floor to discover two additional bedrooms and another family 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, downlighters, 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 Room

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, paneled 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" sloped ceiling (5.23m max x 4.01m sloped ceiling)
Double glazed window to the rear aspect, Velux style window, radiator.

Bedroom Five

13' max x 11' 8" sloped ceiling (3.96m max x 3.56m sloped ceiling)
Double glazed window to the front aspect, Velux style window, radiator.

Family Shower Room

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

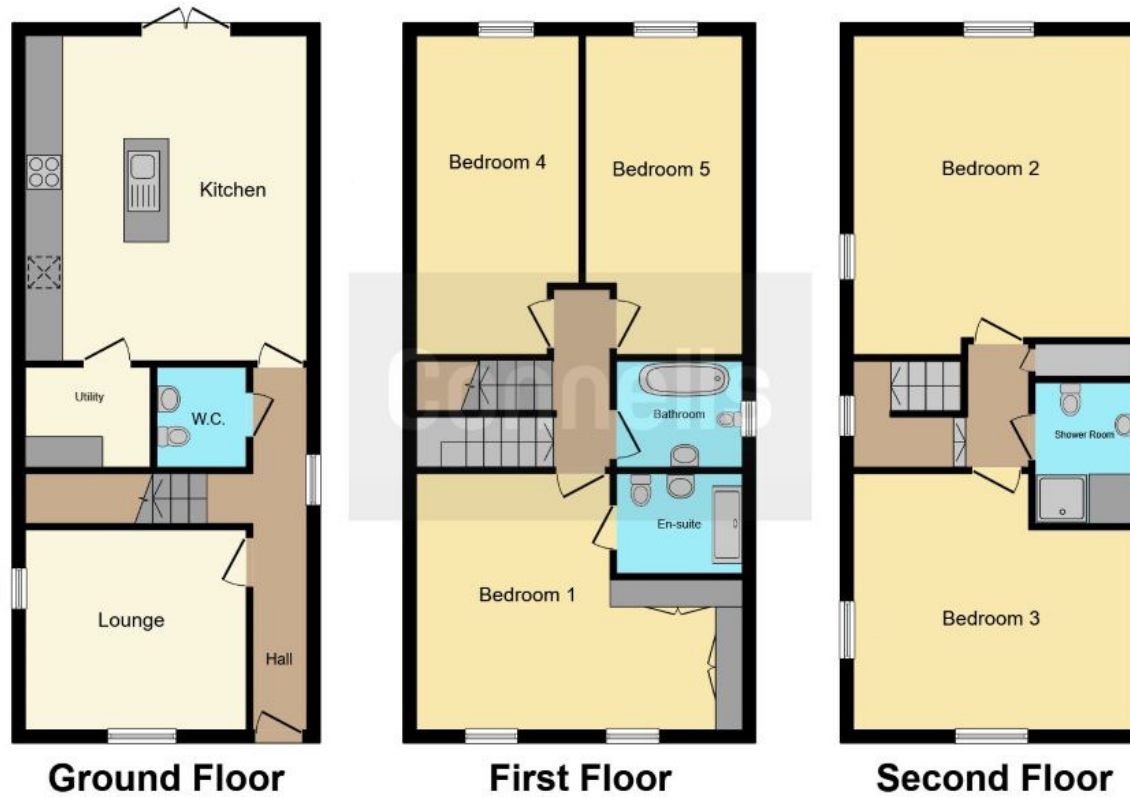
Rear Garden

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

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308574



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BRT308574 - 0002