





# Leywood Close Braintree CM7 3NP

for sale guide price  
**£475,000**



## Property Description

**\*\*Guide Price £475,000-£500,000\*\***

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

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.

Enjoy the added convenience of utility room and a downstairs cloakroom, enhancing functionality without sacrificing style. Upstairs there is a four piece family bathroom, four generously sized bedrooms, with the master suite benefiting from its own en-suite shower room.

Externally this home benefits from a private rear garden and off road parking for two vehicles.

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.

## Entrance Hall

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

## Downstairs Cloakroom

Enclosed WC and hand wash basin, heated towel rail.

## Living Room

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

## 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" sloped ceiling ( 4.11m x 2.97m sloped ceiling )

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

## En-Suite Shower Room

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' sloped ceiling ( 5.26m x 2.13m sloped ceiling )

Double glazed window to the rear aspect, radiator.

## Bedroom Three

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

Double glazed window to the front aspect, radiator.

## Bedroom Four

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

Double glazed window to the front aspect, radiator.

## Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, bath with shower unit above, velux window.

## Rear Garden

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

## Agents Notes

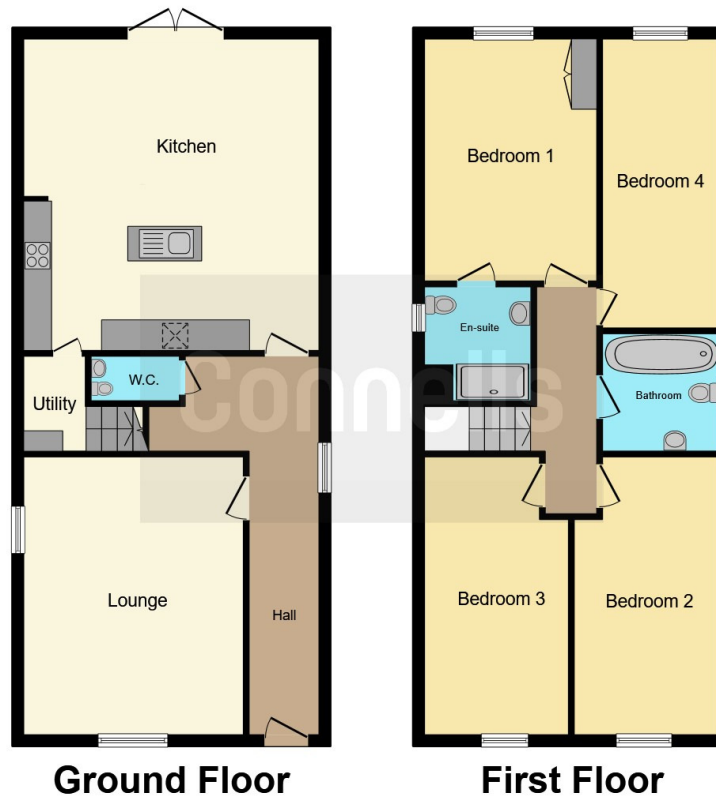
Please be advised some photos have been digitally dressed.











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 Band: E

Tenure: Freehold

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