BRANOCS ESTATES



58 LONGLEAF DRIVE, BRAINTREE CM7

OFFERS IN EXCESS OF £500,000

5 Bedrooms | 2 Bathrooms | 3 Receptions

** SUPERB FAMILY HOME ** Situated within a sought after CUL-DE-SAC, within walking distance of good local schools, this EXTENSIVELY MODERNISED and EXTENDED family home is SUPERBLY PRESENTED throughout, offering versatile living space and flowing internal accommodation suitable for the modern growing family. Offering FIVE bedrooms, MODERN Bathrooms, THREE Reception Rooms, as well as a ground floor Cloakroom and UTILITY ROOM, the property further boasts generous frontage with great off road parking capabilities, as well as a LANDSCAPED rear garden designed to be perfect for summer entertaining, with detached OUTBUILDING ideal for quiet enjoyment or potential work from home space. This property boasts a complete onward chain making it an ideal purchase for those seeking an efficient and fast moving transaction!







GROUND FLOOR

Entrance hall
Laminate flooring, stairs rising to first floor, doors to:

Cloakroom
Tiled flooring, WC, hand wash basin, obscure double glazed window to front aspect.

Kitchen 17'3" (9'1") x 14'4" (8'2") (5.27m (2.78) x 4.37m (2.49))
LVT flooring, range of base and wall units with edged work surfaces, inset one and a quarter sink with drainer, gas hob, extractor, double oven, integrated dishwasher, integrated fridge/freezer, integrated base level freezer, double glazed window to front aspect. Doors to:

Boot Room
Base level cupboard, double patio door to front.

Utility Room
Base and full height units, space for appliances, patio door to rear.

Living Room 22'1" x 11'7" (6.75m x 3.54m)
Sliding doors to rear, double glazed window to rear aspect, feature log burner, opens to:

Dining/Play Area 11'5" x 6'10" (3.49m x 2.10m)
Double glazed window to front aspect.

FIRST FLOOR

Landing
Carpet flooring, stairs rising to second floor. Doors to:

Bedroom One 11'5" x 11'3" (3.50m x 3.44m)
Laminate flooring, built in cupboards, double glazed window to front aspect, radiator.

Bedroom Two 11'8" x 8'5" (3.58m x 2.58m)
Laminate flooring, two built in cupboards, window to rear aspect, radiator

Bedroom Five 9'11" x 8'4" (3.04m x 2.56m)
Laminate flooring, built in wardrobes, double glazed window to rear aspect, radiator.

Bathroom
Tiled flooring, WC, wash hand basin inset to vanity unit, bath, separate large walk in shower, heated towel rail.

SECOND FLOOR

Landing
Carpet flooring, Velux windows.

Bedroom Three 9'8" x 8'11" (2.97m x 2.73m)
Laminate flooring, built in wardrobe, double glazed window to rear aspect, radiator.

Bedroom Four 9'6" x 8'6" (2.90m x 2.61m)
Laminate flooring, built in wardrobe, double glazed window to rear. radiator.

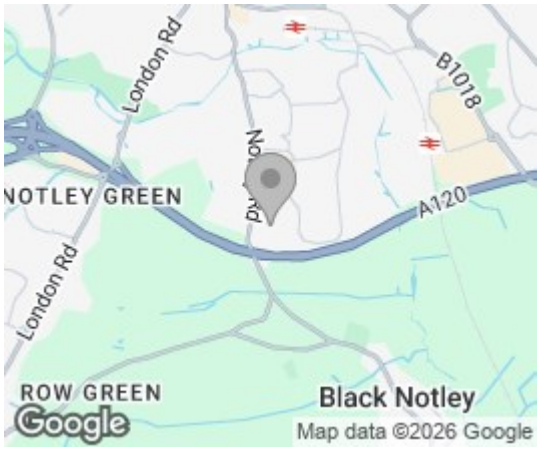
Bathroom
Tiled flooring, bath with shower overhead, WC, sink with vanity unit

EXTERIOR

Front
Large Resin driveway providing parking for multiple vehicles.

Rear Garden
Enclosed rear garden, commencing with paved patio area with covered pergola, bar area, outbuilding with power, remainder astro grass,

Area Map

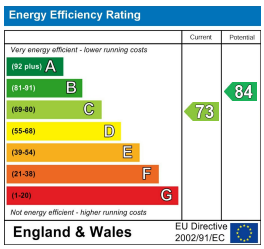


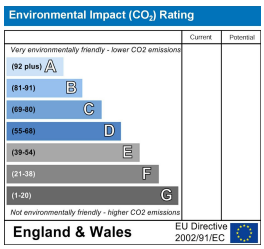
Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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.

Phone: 01376 386555

Email: info@branocsestates.co.uk

Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER