



- Five bedroom house
- Semi detached
- Garage & Off road parking
- Three bathrooms
- Cloakroom
- Large lounge/diner
- Spacious living accommodation
- Easy access to town & station
- Gas central heating
- Beautifully presented
- No onward chain

40 Leywood Close, Braintree, Essex. CM7 3NP.

Forming part of this modern development constructed by the highly reputable Matthew Homes is this exceptional five DOUBLE bedroom semi detached house. This impressive residence enjoys an array of spacious accommodation arranged over three floors, offering a versatile family home for a variety of prospective purchasers. The ground floor accommodation is vast and some highlights include an entrance hall, cloakroom, spacious lounge which lets in an abundance of natural light, a dining area, and a well-equipped kitchen. On the second floor, you will find the master bedroom with an en suite shower room, two additional double bedrooms, and the family bathroom. On the second floor, there are a further two double bedrooms and the added benefit of an additional shower room.



Property Details.

Entrance Hall

Part glazed entry door to front, smooth ceiling, stairs to the first floor, doors to;

Cloakroom

Smooth ceiling, radiator, opaque double glazed window to front, low-level W/C, wash hand basin, tiled splashback

Kitchen



12' 3" x 10' 0" (3.73m x 3.05m) Smooth ceiling, radiator, vinyl flooring, matching wall & base units with roll edge worktops over, inset sink with drainer unit, tiled splashback, integrated oven & hob with extractor over, space for appliances & American style fridge/freezer

Lounge



24' 3" x 11' 3" (7.39m x 3.43m) Smooth ceiling, double glazed windows to side & rear, two sets of French doors to rear, television & telephone point, leading to;

Dining area



10' 2" x 8' 1" (3.10m x 2.46m) Smooth ceiling, radiator

First Floor Landing

Bedroom One



15' 9" x 10' 2" (4.80m x 3.10m) Smooth ceiling, radiator, double glazed window to front, door to;

En suite



Smooth ceiling, radiator, opaque double glazed window to rear, low-level W/C, wash hand basin, extractor fan, double shower which is fully tiled, tiled walls

Bedroom Three



13' 6" x 7' 6" (4.11m x 2.29m) Smooth ceiling, radiator, double glazed windows to side & rear

Property Details.

Bedroom Five



10' 3" x 7' 3" (3.12m x 2.21m) Smooth ceiling, radiator, double glazed window to front

Bedroom Four



10' 4" x 11' 6" (3.15m x 3.51m) Smooth ceiling, radiator, double glazed window to front, fitted wardrobe

Family Bathroom



Smooth ceiling, radiator, opaque double glazed window to rear, low-level W/C, wash hand basin, paneled bath with shower over, extractor, part tiled walls

Second Bathroom



Smooth ceiling, Velux window to rear, radiator, low level W/C, wash hand basin, double shower which is fully tiled, extractor, tiled walls

Second Floor Landing

Bedroom Two



18' 4" x 10' 1" (5.59m x 3.07m) Smooth ceiling, radiator, double glazed window to front, Velux window to rear

Rear Garden



Mainly laid to lawn, patio area, enclosed by paneled fencing, outside tap & lighting

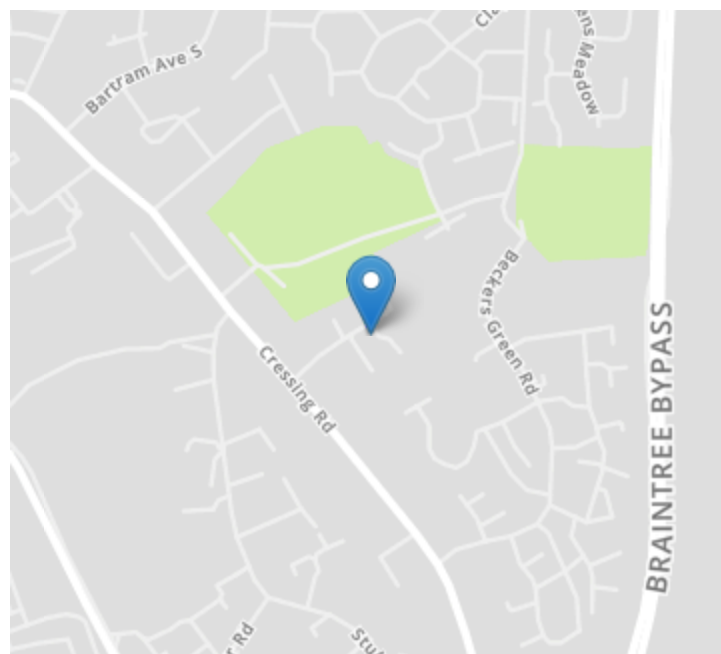
Garage & Parking

There is a single garage with up & over door, two parking spaces in front garage

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.