



- Semi Detached Family Home
- Four Double Bedrooms
- Extended
- Extended Garage
- Downstairs Shower Room
- Spacious Accommodation Throughout
- Off Road Parking
- Gas Central Heating & Double Glazing Throughout

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

This exceptional four double bedroom, semi detached house enjoys an array of spacious accommodation set across two floors, beginning with an entrance hall on the ground floor, leading to an extended living room, dining room, downstairs shower room and lean-to extension which is currently housing the utilities. As you approach the first floor, you are greeted by a light and airy landing with four double bedrooms, a bathroom and separate toilet. Externally, the property benefits from an extended-length garage, accompanied by a large bloc paved driveway for multiple vehicles and a mature rear garden which is divided into two sections of a large patio area and remaining laid to lawn. There is also a gated access to the side of the property. This family home resides just off of Crossing Road and is close to all local amenities such as schooling, shopping centre's and public transport.



Property Details.

Hallway

Under stair storage, radiator, stairs leading to first floor

Shower room



Double glazed window to side aspect, vanity wash hand basin, part tiled walls, radiator.

Living Room



22' 1" x 10' 7" (6.73m x 3.23m) Double glazed window to front aspect, telephone point, television point, radiator x2, double doors to dining room.

Dining Room



13' 9" x 12' 8" (4.19m x 3.86m) Double glazed French doors to rear aspect, radiator

Kitchen



11' 1" x 9' 0" (3.38m x 2.74m) Double glazed window to rear aspect, door to side aspect, base & wall units, rolled edge work surfaces, inset sink, part tiled walls, washing machine/dryer to remain, dishwasher to remain, integrated oven, space for fridge freezer

Lean-to

Space for appliances, door to rear aspect

First Floor Landing

Double glazed window to side aspect, loft hatch with ladder, access to storage cupboard, access to airing cupboard.

Property Details.

Bedroom One



14' 2" x 10' 0" (4.32m x 3.05m) Double glazed window to front aspect, television point, radiator

Bedroom Two



12' 6" x 9' 11" (3.81m x 3.02m) Double glazed window to rear aspect, television point, built in wardrobes, radiator

Bedroom Three



11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window to rear aspect, radiator

Bedroom Four



8' 8" x 8' 4" (2.64m x 2.54m) Double glazed window to front aspect, radiator

Family Bathroom

Double glazed opaque window to side aspect, wash hand basin, paneled bath, part tiled walls, separate WC with opaque double glazed window to side aspect

Garden



Patio proceeding to laid to lawn, gate to side aspect for driveway access, sheds to remain x2, outside lighting and tap, fish pond

Driveway and Garage

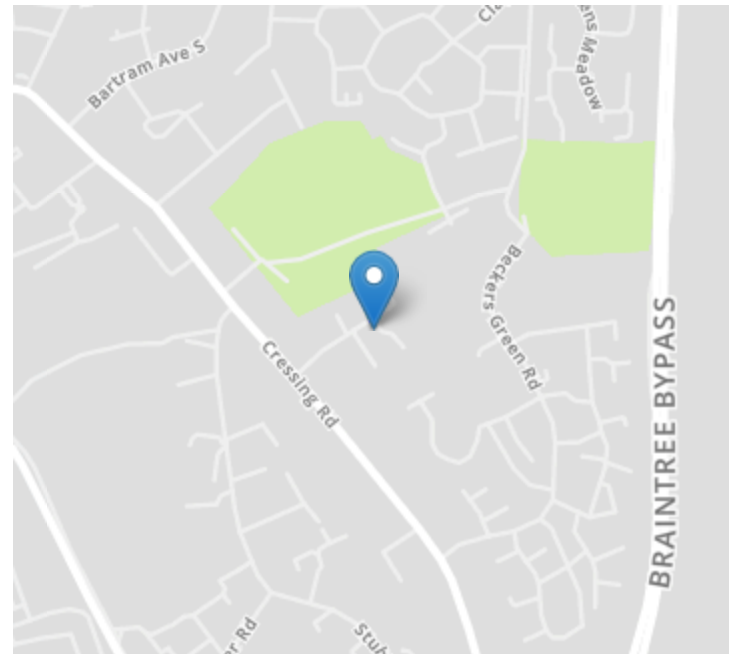
Double length, power and lighting, up and over door, fuse board and 3 year old Worcester BOSCH boiler

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.