



12 HOME FIELD DRIVE, BRAINTREE CM7

OFFERS IN EXCESS OF £625,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

**** SHOW HOME FINISH **** Situated upon the favourable "Rayne Gardens" development, within walking distance of the town centre and with easy access to the nearby A120, this stunning family home will not disappoint. With flowing internal accommodation including a spacious KITCHEN/FAMILY ROOM, together with FIVE well proportioned bedrooms, THREE Bathrooms and a LARGER than average rear garden, this enviable home ticks many boxes. With a landscaped rear garden offering an enviable porcelain patio area, ideal for summer entertaining, the property is surrounded by picturesque countryside with views towards the nearby village of Rayne. Furthermore the property offers easy access to the nearby FLITCH WAY, ideal for dog walkers or those who enjoy an stroll in the open air. Benefitting from DRIVEWAY parking for multiple vehicles & a single GARAGE, viewing is simply a must in order to truly appreciate the accommodation on offer.



Hallway

Amtico flooring, radiator, stairs rising to first floor, doors to:

Lounge 16'6" x 12'0" (5.03 x 3.66)

Carpet flooring, radiator, window to front

Kitchen/Diner/Family Room 29'9" x 23'9" max (9.07m x 7.24m max)

Amtico flooring, shaker style units with edged work surfaces, 2x stainless steel sinks & drainer with mixer tap, 2x integral eye level double ovens, 5 ring gas hob with extractor over, 2x integral fridge freezers & dishwasher, double glazed window to front, radiator, large open space for dining/family room with double glazed window, under-stair storage cupboard & french doors to garden, radiator, door to:

Utility Room

Amtico flooring, base units, stainless steel sink & drainer with mixer tap, spaces for washing machine & tumble dryer, extractor fan, door to rear garden door to:

Cloakroom

Amtico flooring, hand wash basin, WC, radiator, obscure double glazed window to side.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, double glazed window to front, stairs rising to second floor, doors to:

Bedroom One 13'4" x 12'2" (4.07 x 3.72)

Carpet flooring, radiator, double glazed window to front, opening to

Dressing Room 12'2" x 7'7" (3.72 x 2.33)

Carpet flooring, radiator, range of fitted wardrobes with sliding mirrored doors.

En-Suite

Tiled flooring, large walk in shower, 'his & hers' hand wash basins, WC, chrome heated towel rail, extractor fan, obscure double glazed window to rear.

Bedroom Two 11'10" x 10'2" (3.62 x 3.10)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 11'2" x 10'2" (3.41 x 3.10)

Carpet flooring, radiator, double glazed window to front

Bathroom

Tiled flooring, bath with shower over, hand wash basin, WC, chrome heated towel rail, obscure double glazed, extractor fan, window to rear.

SECOND FLOOR

Landing

Carpet flooring, velux window, doors to:

Bedroom Four 14'5" x 12'2" (4.41 x 3.72)

Carpet flooring, radiator, two velux windows to rear, large storage cupboard

Bedroom Five 13'8" x 9'7" (4.18 x 2.93)

Carpet flooring, radiator, double glazed window to front.

Shower Room

Tiled flooring, shower enclosure, hand wash basin, WC, chrome heated towel rail, extractor fan

Rear of Property

Generous rear garden commencing with porcelain paved patio with raised artificial play area, brick borders with steps leading to lawned area. Enclosed by panel fencing, side gate leading to front of property.

Front of Property

Lawn with mature borders & pathway to front door

Garage & Driveway

Driveway with parking for 3/4 vehicles, Single Garage with up & over door with power & lighting.

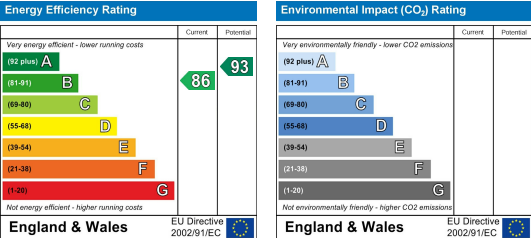
Area Map



Floor Plans



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

