



27 RYDAL WAY, BRAINTREE CM77

GUIDE PRICE £650,000

4 Bedrooms | 3 Bathrooms | 4 Receptions

**** BEAUTIFULLY PRESENTED **** Occupying one of the largest plots available within the highly regarded White Court development, and offering a completely un-overlooked rear garden adjoining a well kept greensward, this one of a kind family home offers unique and individual characteristics having been extended on several occasions, creating what we consider to be a stunning and spacious family home. Offering FOUR double bedrooms, THREE bathrooms, and FOUR reception rooms, and benefitting from planning permission for further extension, the property is ideally suited for any growing family, with a 100' (approx) rear garden with detached outbuildings to remain, and the additional benefit of a Double Garage with adjoining workshop, and a fully insulated and heated first floor ANNEXE, ideally suited for an Home Office. Viewing of this outstanding property is highly recommend.



ENTRANCE HALL

Laminate flooring, radiator, smooth finish ceiling, stairs rising to first floor, phone socket, under stair storage cupboard, doors to:

CLOAKROOM

WC, hand wash basin, radiator, obscure window to front aspect

LIVING ROOM 21'7" x 11'6" (6.59 x 3.51)

Carpet flooring, 2 x radiators, 3 x double glazed windows to front & side aspects, gas fire place, smooth ceiling, door to Study/Playroom, phone socket, french doors to Dining Room

STUDY/PLAYROOM 11'10" x 11'2" (3.61 x 3.41)

Carpet flooring, double glazed window to rear aspect, radiator, smooth ceiling, phone socket, storage cupboard

KITCHEN 14'1" x 12'0" (4.30 x 3.68)

Matching high gloss wall & base units with roll edged work surfaces incorporating breakfast bar, stainless steel sink with central mixer tap, two integrals pyrolytic ovens, further Siemens microwave combination oven, Siemens warming draw, induction hob with extractor over, spaces for washing machine, tumble dryer, fridge & freezer, 2 x double glazed windows to front, further velux window, door to rear, tiled flooring, built in water softener, smooth ceiling with inset spotlights

DINING ROOM 14'0" x 9'0" (4.29 x 2.75)

Double glazed window to side aspect, laminate flooring, radiator, smooth ceiling, opening into:

CONSERVATORY 12'3" x 10'10" (3.74 x 3.31)

Tiled flooring, radiator, TV point, french doors to garden with windows to rear aspect

FIRST FLOOR

LANDING

Carpet flooring, loft access, radiator, airing cupboard, doors to:

MASTER BEDROOM 12'0" x 11'9" (3.67 x 3.59)

Carpet flooring, radiator, double glazed windows to front & rear aspect, phone socket, high level TV point, vaulted ceiling

DRESSING AREA

Carpet flooring, downlighting, built in wardrobes with mirrored doors

EN-SUITE

Shower enclosure, WC, pedestal hand wash basin, radiator, electric towel radiator, obscure double glazed window, built in glass shelving unit

BEDROOM TWO 12'4" x 11'7" (3.76 x 3.55)

Carpet flooring, 2 x fitted wardrobes, radiator, phone socket, TV point, double glazed window to front

EN-SUITE

Shower enclosure, WC, hand was basin, chrome electric heated towel rail, obscure double glazed window, built in glass shelving unit

BEDROOM THREE 10'9" x 10'4" (3.30 x 3.17)

Carpet flooring, double glazed window to front aspect, radiator, phone socket & TV point, fitted wardrobes

BEDROOM FOUR 9'0" x 8'8" (2.75 x 2.66)

Laminate flooring, double glazed windows to side & rear aspect, radiator

BATHROOM

Panelled bath, double walk in shower enclosure, hand wash basin, electric heated towel rail, radiator, double glazed obscure window, inset spotlights

FRONT OF PROPERTY

Block paved driveway to front with driveway area to side of Garage, leading to double Garage with electric up and over doors, double gates to rear garden

REAR GARDEN

Beautifully landscaped, approaching 100' in length, commencing with a block paved patio area, with garden floodlighting, opening to a landscaped garden laid to lawn with an array of mature borders, incorporating a safe play area, with further lower seating area. 2 x Detached Summerhouses with power connections to remain,

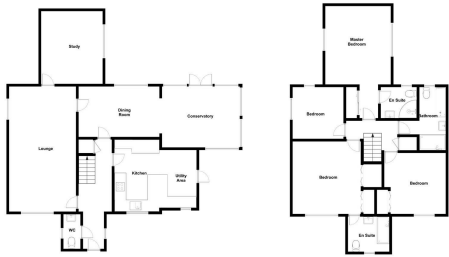
DOUBLE GARAGE

2 x electric up and over doors to front, leading to adjoining Garages with internal power and lighting connected. Adjoining workshop to rear.

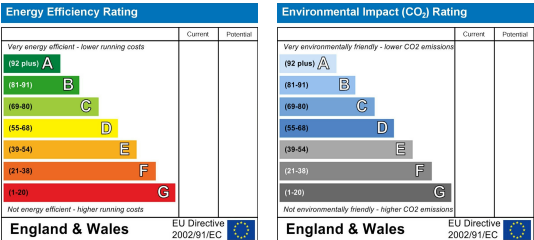
Area Map



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.



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