



## Leyfields

Rayne, Braintree, CM77 6TT

**Guide Price £530,000**



**\*\*GUIDE PRICE £530,000-£570,000\*\*** Boasting a spacious 75' UNOVERLOOKED rear garden with FIELD VIEWS to rear, FOUR reception rooms inc. 17' lounge with log burner, CONSERVATORY & study is this four double bedroom EXTENDED, detached property. Offering plenty of POTENTIAL TO EXTEND further (stpp), an EN-SUITE to master and a WRAP-AROUND PLOT set in a desirable CUL-DE-SAC location within the sought after village of Rayne.



# Leyfields, Rayne, Braintree, CM77 6TT

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed lead lined window to front aspect, stairs to first floor, under stairs storage cupboard, carpeted flooring.

### CLOAKROOM:

Double glazed lead lined window to side aspect, inset WC, inset wash hand basin, heated towel rail, tiled flooring.

### LOUNGE:

17'10 x 11' (5.44m x 3.35m)

Double glazed lead lined windows to front and side aspects, log burner with traditional hearth and mantle, radiator and carpeted flooring. Open to conservatory.

### CONSERVATORY:

12'4 x 11'2 (3.76m x 3.40m)

Part UPVC and part brick built, glass roof, wall-mounted air conditioning unit (subject to negotiations) and carpeted flooring. Door to rear garden.

### DINING ROOM:

10'8 x 10'3 (3.25m x 3.12m)

Double glazed lead lined window to front aspect, radiator, laminate flooring, access to large storage cupboard/area.

### KITCHEN/BREAKFAST ROOM: (L-shaped)

16'4 (max) to 7'10 x 16'3 (max) to 9'7 (4.98m (max) to 2.39m x 4.95m (max) to 2.92m)

Double glazed lead lined window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating double bowl sink with central mixer tap with hose attachment, water softener, built-in double oven, five ring induction hob with extractor hood over, space for American fridge/freezer, washing machine and dishwasher, breakfast bar, radiator and separate wall-mounted heated rail, vinyl flooring. Door to side gate and rear garden.

### STUDY:

7'4 x 6 (2.24m x 1.83m)

Double glazed lead lined window to rear aspect, radiator, laminate flooring and door onto rear garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed lead lined window to front aspect, loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

11'7 x 11'1 (3.53m x 3.38m)

Double glazed lead lined window to rear aspect, radiator, carpeted flooring.

## EN-SUITE:

Opaque double glazed lead lined window to front aspect, panelled corner bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring.

## BEDROOM TWO:

10'6 x 9'8 (3.20m x 2.95m)

Double glazed lead lined window to front aspect, radiator, carpeted flooring.

## BEDROOM THREE:

12'1 x 7'9 (3.68m x 2.36m)

Double glazed lead lined window to front aspect, radiator, carpeted flooring.

## BEDROOM FOUR:

Double glazed lead lined window to rear aspect, radiator, carpeted flooring.

## FAMILY BATHROOM:

Double glazed lead lined window to rear aspect, panelled whirlpool bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, tiled flooring.

## EXTERIOR:-

### REAR GARDEN:

Fenced rear garden, measuring approx 75' in width and unoverlooked, wrapping around the entire property and commencing with patio area to immediate rear with remainder mainly laid to lawn with shrub borders, shingle pathway set between railway sleepers and lit with lantern lighting, leading to purpose built out-house/garden room.

The garden room is constructed of brick with exposed wooden apex and measures approximately 13'11 x 9'1. It is fitted with power and lighting and comprises of log store and seating area, with part-cladded exterior and slate roof.

To the remainder of the rear garden are shrubbed areas, small mature trees, storage shed and additional shed/summer house and side gated access leading to driveway.

## DRIVEWAY & PARKING:

Driveway on hardstanding with parking for 3-4 vehicles.

## AGENTS NOTES:

The property has previously been extended to both the ground and first floor. Additionally, the original build included an integral garage to the front of the property which has since been converted to create the existing dining room (and storage room behind it).

For further information about this property, please call Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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