HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Makemores

Rayne, Braintree, CM77 6TJ

Asking Price £400,000

4 1 3

Benefiting from an impressively finished 17' kitchen/diner, 16' CONSERVATORY and an UNOVERLOOKED garden is this IMMACULATE & modern four bedroom SEMI-DETACHED property. Also offering a 16' lounge, d/stairs cloakroom and set in a quiet CUL-DE-SAC location in a sought after village location.

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

GROUND FLOOR ACCOMMODATION:-

CLOAKROOM:
Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

LOUNGE:
17'00 x 16'09 (5.18m x 5.11m)
Double glazed window to front aspect, stairs to first floor, fireplace surround, radiator, carpeted flooring, smooth ceiling.

KITCHEN / DINING ROOM:
17'06 x 12'04 (5.33m x 3.76m)
Matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, built-in double oven, electric hob, extractor hood, space for American fridge/freezer, dishwasher and washing machine, wall-mounted boiler, radiator, laminate wood flooring, double glazed door to side aspect, smooth ceiling. Open to conservatory.

CONSERVATORY:
16'01 x 9'02 (4.90m x 2.79m)
UPVC and brick construction with a polycarbonate roof, radiator, laminate wood flooring, double glazed door to rear aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
13'06 x 10'00 (4.11m x 3.05m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:
9'06 x 8'07 (2.90m x 2.62m)
Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling, textured ceiling.

BEDROOM THREE:
9'06 x 8'03 (2.90m x 2.51m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR:
10'06 x 6'09 (3.20m x 2.06m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to side aspect, fully tiled walls, panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden with raised decking area, remainder mainly laid to lawn with side access via the gate and storage shed.

GARAGE & PARKING:
Single garage in a block with up and over door, allocated parking space.

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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.