



## Foundry Way

Rayne, Braintree, CM77 6AE

**Guide Price £375,000**

Freehold  
Tax Band: D



Boasting a substantial 37' OPEN PLAN kitchen/diner, lounge & family room, an UNOVERLOOKED & well-proportioned rear garden and IMMACULATELY PRESENTED throughout is this EXTENDED three DOUBLE bedroom link-detached property. Benefiting from a CARPORT with parking for two vehicles, an EN-SUITE to master plus family bathroom & d/stairs cloakroom. Ideally located in the popular village of Rayne, with easy access to local amenities, Braintree Town Centre/Station and A120/M11. Ideal for first time buyers!!



# Foundry Way, Rayne, Braintree, CM77 6AE

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite main entry door, radiator, tiled flooring and smooth ceiling.

### CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash back, radiator, extractor fan, tiled flooring and smooth ceiling.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM:

37'02 x 15'06 (11.33m x 4.72m)

Entry via part-glazed solid oak door with stairs to first floor and under stairs storage cupboard:

### KITCHEN:

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating a single bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, built-in microwave oven and wine cooler, integrated fridge/freezer, dishwasher and washing machine, floating island, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights.

### DINING AREA:

15'06 x 10'07 (4.72m x 3.23m)

Two radiators, tiled flooring with underfloor heating and smooth ceiling.

### LOUNGE / FAMILY ROOM:

15'06 x 10'03 (4.72m x 3.12m)

Double glazed window to side aspect, two Velux windows to rear aspect, log burner with tiled hearth and surround, radiator, tiled flooring with underfloor heating and smooth vaulted ceiling. Bi-folding doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'10 x 11'00 (3.61m x 3.35m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Enclosed double shower unit, low level WC, inset wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

18'05 reducing to 13'08 x 9'07 (5.61m reducing to 4.17m x 2.92m)

Double glazed windows to front and rear aspects, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

12'04 x 8'05 (3.76m x 2.57m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and enclosed rear garden comprising patio area across property rear and side with gated access to carport, remainder mainly laid to lawn with additional rear patio area, Summer House (with power and lighting), shrub borders set behind railway sleepers.

#### CARPORT & DRIVEWAY PARKING:

Carport with parking for two vehicles.

#### AGENTS NOTES:

The property benefits from Solar Panels which contribute to the hot water. Further information available upon request.

Council Tax Band: D

For further information regarding this property, please contact 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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