



## Vaughan Close

Rayne, Braintree, CM77 6TW

Freehold  
Tax Band: C

**Offers In Excess Of £390,000**



Boasting THREE reception rooms inc. 21' lounge & CONSERVATORY and offering a modern kitchen with separate dining room and RECENTLY REFITTED BATHROOM is this well-proportioned four bedroom SEMI-DETACHED property. Benefiting from a (part-converted) GARAGE & driveway parking, d/stairs cloakroom and set in a quiet CUL-DE-SAC location within the popular village of Rayne. Close proximity to A120/M11, Felsted & Chelmsford.





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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE PORCH:

Laminate flooring, smooth coved ceiling. Door to cloakroom and entry to lounge.

#### LOUNGE: (21'13" to 14'31" x 12'22")

Part-glazed solid oak entrance door, entering into lounge with double glazed window to front aspect, gas fire with marble hearth and exposed brick surround, two radiators, stairs to first floor, carpeted flooring and smooth coved ceiling. Open to dining room.

#### CLOAKROOM:

Low level WC, inset wash hand basin, radiator, extractor fan, tiled flooring and smooth coved ceiling with sunken spotlights.

#### DINING ROOM: (12'8" x 9'1")

Radiator, laminate flooring and smooth coved ceiling. Patio door to conservatory.

#### KITCHEN: (10'10" x 10'3")

Double glazed window to rear aspect, understairs storage cupboard, a series of matching base and wall units incorporating solid oak work surfaces, single ceramic bowl sink with drainer and central hose tap, space for cooker with gas hob and extractor hood over, space for fridge/freezer, washing machine and dishwasher, wall-mounted boiler (in cupboard), engineered oak flooring and smooth ceiling. Door to rear garden.

#### CONSERVATORY: (11'1" x 7'11")

Part-UPVC built with polycarbonate roof, sash-style windows to side and rear aspects, radiator, laminate flooring and french doors to rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, radiator, carpeted flooring.

#### BEDROOM ONE: (12'2" x 11'4")

Double glazed window to front aspect (fitted with wooden shutters), radiator, carpeted flooring.

#### BEDROOM TWO: (11'1" x 9'8")

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

#### BEDROOM THREE: (11'2" x 8'1") plus recess

Double glazed window to front aspect, radiator, laminate flooring.

#### BEDROOM FOUR: (9'3" x 9'3")

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

#### BATHROOM:

Opaque double glazed window to side aspect, freestanding corner bath with central mixer tap, enclosed single shower unit, inset WC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Fenced rear garden with patio area to immediate rear, gated side access, remainder laid to lawn with decking area to rear and timber built shed with power and lighting.

#### GARAGE, DRIVEWAY & PARKING:

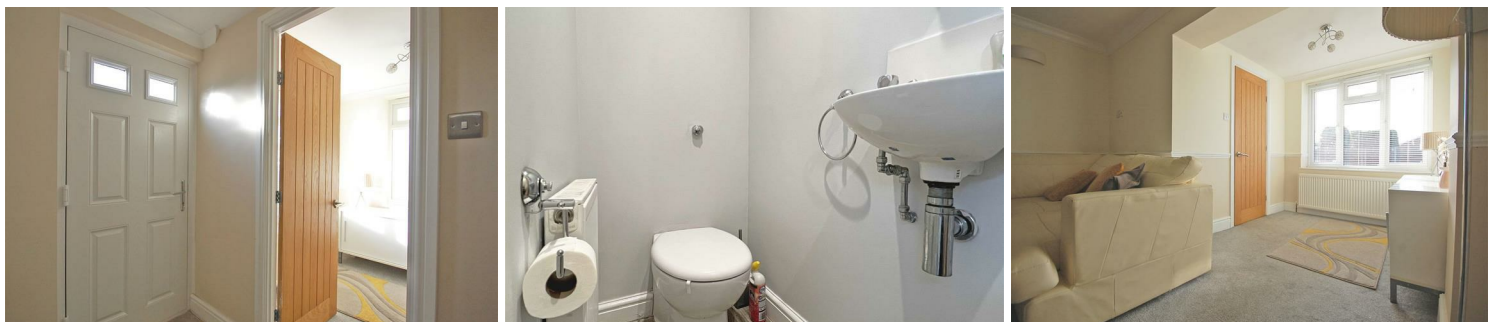
Driveway for two vehicles leading to single integrated garage (part of the garage to the left hand side, has been used to incorporate space for the ground floor cloakroom).

### AGENTS NOTES:

Council Tax Band: TBC

For further information 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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