



## Makemores

Rayne, Braintree, CM77 6TJ

**Offers In Excess Of £425,000**



**\*\*OPEN DAY - SAT 7TH MAY: 10am-12pm - BY APPOINTMENT ONLY\*\*** Boasting a STUNNING 20' kitchen/breakfast room, modern 16' lounge plus d/stairs cloakroom, an UNOVERLOOKED rear garden and recently REFURBISHED to a high standard is this EXTENDED four bedroom SEMI-DETACHED property. Offering a GARAGE (in block) with allocated parking and set in a quiet walkway position within the highly regarded 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 HALL:

Storage cupboard, laminate wood flooring, smooth ceiling. Door into lounge.

### CLOAKROOM:

Low level WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### LOUNGE:

16'11 x 16'09 (5.16m x 5.11m)

Double glazed window to front aspect, stairs to first floor, fireplace surround with log burner, radiator, laminate wood flooring, smooth ceiling.

### KITCHEN / FAMILY ROOM:

20'11 x 16'09 (6.38m x 5.11m)

Double glazed window to rear aspect, sky lights to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, integrated dishwasher and washing machine, space for American style fridge/freezer, tumble dryer and wine fridge, floating island, radiator, tiled flooring, smooth ceiling. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, storage cupboard, carpeted flooring, smooth ceiling.

### MASTER BEDROOM:

14'02 x 9'11 (4.32m x 3.02m)

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

### BEDROOM TWO:

9'08 x 8'07 (2.95m x 2.62m)

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate wood flooring, textured ceiling.

### BEDROOM THREE:

9'07 x 8'02 (2.92m x 2.49m)

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

### BEDROOM FOUR:

10'08 x 6'09 (3.25m x 2.06m)

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

### FAMILY BATHROOM:

Double glazed opaque window to side aspect, partly tiled walls, panelled bath with central mixer taps, shower attachment and rainfall shower head, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked, enclosed and fenced rear garden, commencing with patio area to immediate rear, leading onto artificial lawn with raised decking area to rear with storage shed, gated access to side.

#### FRONT GARDEN:

Enclosed by picket fence, mainly laid to lawn with hardstanding pathway.

#### GARAGE, DRIVEWAY AND PARKING:

Single garage (in block), with parking space positioned in allocated bay adjacent to front walkway.

### AGENTS NOTES:

In accordance with section 21 of the Estate Agents Act 1979 we are duty-bound to inform any potential purchaser that the seller of this property is a relative of an estate agent. Please note this is not an estate agent related to or employed by Hamilton Piers or its subsidiaries.

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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