



## Foundry Way

Rayne, Braintree, CM77 6AE

**Asking Price £375,000**



Benefiting from three DOUBLE bedrooms inc. 18' DUAL ASPECT bedroom two, MODERN kitchen/diner & 15' lounge plus POTENTIAL TO EXTEND (STPP) is this well-proportioned LINK-DETACHED property. Offering a SOUTH-FACING rear garden, EN-SUITE to master, CARPORT with parking for 2/3 cars and positioned within a quiet CUL-DE-SAC location in the popular village of Rayne. Walking distance to all local amenities/shops, bus routes, Braintree Station (2.4 miles) and within close proximity to A120/M11, Felsted & Stansted Airport.



# Foundry Way, Rayne, Braintree, CM77 6AE

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Radiator, tiled flooring and smooth ceiling. Doors to cloakroom and through to kitchen/diner.

### CLOAKROOM:

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

### KITCHEN / DINER:

14'73 x 12'65 (4.27m x 3.66m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, under stairs cupboard, stairs to first floor, vinyl flooring and smooth ceiling with sunken spotlights.

### LOUNGE:

15'59 x 10'79 (4.57m x 3.05m)

Double glazed window to rear aspect, two radiators, carpeted flooring and smooth ceiling. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

11'87 x 11 (3.35m x 3.35m)

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

### EN-SUITE:

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

### BEDROOM TWO:

18'39 x 9'76 (5.49m x 2.74m)

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

### BEDROOM THREE:

12'35 x 8'48 (3.66m x 2.44m)

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

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

South-facing, fenced rear garden commencing with patio area to immediate rear with remainder mainly laid to lawn, shrub and tree borders, storage shed, gated access to side giving way to carport.

#### DRIVEWAY & PARKING:

Carport with parking for 2-3 vehicles (size dependent) with further visitors parking available to the property frontage.

#### AGENTS NOTES:

This property benefits from the installation and use of solar panels. More information can be provided upon request.

For more information regarding this property, please contact Sole Selling Agents, 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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