



New Road

Rayne, Braintree, CM77 6TG

Offers In Excess Of £525,000



Boasting an impressive 29' DUAL ASPECT lounge/diner, L-SHAPED kitchen with UTILITY room & a BONUS LOFT ROOM is this versatile & sizeable 3/4 bedroom DETACHED property. Offering an UNOVERLOOKED rear garden, with integral garage & driveway parking for several vehicles, plus EN-SUITE to master bedroom. Located in the highly regarded village of Rayne, in close proximity to the A120/M11, Felsted & Chelmsford. Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Double glazed lead lined windows to front and side aspects, smooth ceiling, door to inner hall.

INNER HALL:

Double glazed lead lined window to front aspect, stairs to first floor, radiator, storage cupboard, vinyl flooring, smooth ceiling.

CLOAKROOM:

Low level WC, vanity wash hand basin, radiator, vinyl flooring, smooth ceiling.

LOUNGE / DINING ROOM:

29'02 x 13'11 (8.89m x 4.24m)

Double glazed lead lined window to front aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling. Double glazed patio door to conservatory.

KITCHEN / BREAKFAST ROOM (PART 1)

17'04 x 8'06 (5.28m x 2.59m)

Double glazed lead lined window to rear aspect, matching wall and base units with roll top work surfaces, bowl sink and central mixer taps, built-in double oven, electric hob, extractor hood, radiator, vinyl flooring, smooth ceiling. Double glazed french doors to rear garden.

KITCHEN (PART 2)

13'04 x 8'00 (4.06m x 2.44m)

Matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, integrated dishwasher, space for fridge/freezer, storage cupboard.

UTILITY ROOM:

12'00 x 7'02 (3.66m x 2.18m)

Skylight, matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, tiled flooring, smooth ceiling, door to garage.

CONSERVATORY:

10'08 x 8'10 (3.25m x 2.69m)

UPVC and brick built construction, polycarbonate roof, radiator, tiled flooring, underfloor heating. Double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed lead lined window to side aspect, loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

12'05 x 10'04 (3.78m x 3.15m)

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

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque lead lined window to front aspect, enclosed corner shower, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO:

15'04 x 11'06 (4.67m x 3.51m)

(Previously two separate bedrooms, opened into one with door still remaining) - Double glazed lead lined windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM THREE:

9'07 x 9'01 (2.92m x 2.77m)

Double glazed lead lined window to front aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque lead lined window to front aspect, fully tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, hardstanding patio area with mature borders rear access via side gate, shed.

DRIVEWAY, GARAGE AND PARKING:

Garage fitted with electric door, lighting and power, with driveway parking for 5/6 vehicles.

AGENTS NOTES:

The owner has made us aware that there is a loft room in the property with window. Additionally, bedroom two was originally contracted with two separate rooms but has since been opened into one room. The room still has a door if any potential new purchaser needs to re-instate the dividing wall.

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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