



Brunwin Road

Rayne, Braintree, CM77 6BU

Guide Price £400,000

Freehold
Tax Band:
D



GUIDE PRICE £375,000-£400,000 Benefiting from a spacious CORNER PLOT with masses of POTENTIAL TO EXTEND (STPP), plus offering an impressive 25' DUAL ASPECT lounge/diner, d/stairs shower room plus GARAGE & driveway parking, is this three bedroom DETACHED property. Located in the heart of the sought after Rayne village, just a short walk from local amenities & within close proximity to the A120/M11, Felsted & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

New part-glazed entrance door (fitted 2021), stairs to first floor, under stairs storage cupboard, additional storage cupboard, radiator, laminate flooring.

SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower with rainfall shower head, low level WC, vanity wash hand basin with tiled splash backs, radiator, tiled flooring.

LOUNGE / DINER:

25'46 x 12'93 (7.62m x 3.66m)

Double glazed window to front aspect, feature electric fireplace with exposed brick surround, two radiators, carpeted flooring. French doors to rear garden.

KITCHEN:

10'41 x 9'90 plus large recess (3.05m x 2.74m plus large recess)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating double bowl sink with central mixer tap and drainer, space for cooker with induction hob and extractor hood over, space for fridge/freezer and washing machine, storage/larder cupboard, vinyl flooring. Door to side.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring.

BEDROOM ONE:

12'97 x 12'33 (3.66m x 3.66m)

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

BEDROOM TWO:

13'03 x 12'39 (4.04m x 3.66m)

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

BEDROOM THREE:

10'07 x 7'44 (3.23m x 2.13m)

Double glazed window to rear aspect, storage cupboard (housing wall-mounted boiler), radiator, carpeted flooring.

BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap, low level WC, vanity wash hand basin with tiled splash backs, shaver point, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Newly fenced (1 year ago) and enclosed rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn with mature tree and shrub borders, gated side access and additional patio area to property side, storage shed to rear.

GARAGE, DRIVEWAY & PARKING:

Attached single garage fitted with up & over door, power and lighting. Driveway parking for two vehicles.

AGENTS NOTES:

The Owner has informed us

1. The boiler is new and was fitted in 2021
2. With the exception of 2 bedrooms, the grey carpets and flooring throughout rest of house are new - only 8 months old.

For further information regarding this property, please call Sole Selling Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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