



Laburnum Way | Rayleigh | SS6 9GN  
Offers Over £575,000

**bear**  
Estate Agents

Bear Estate Agents are delighted to present this fully modernised four-bedroom detached family home, offering spacious, contemporary living in a highly sought-after and convenient location close to local amenities.

The property boasts generous and well-designed accommodation throughout, including a spacious lounge with direct access to the rear garden, ideal for both relaxing and entertaining, alongside a fully modernised kitchen that forms the heart of the home. The ground floor further benefits from a convenient downstairs WC, enhancing everyday practicality. Upstairs, all four bedrooms are well-proportioned, with bedroom one enjoying the added luxury of a private ensuite bathroom, complemented by a modern family bathroom. All rooms throughout the property benefit from electric remote-control blinds.

Externally, the home offers off-street parking, side access, and a garage complete with electric roller door, power and lighting, providing excellent storage or potential for a home office or gym. With a spacious rear garden and a location close to local amenities, this impressive home is perfectly suited to families and commuters alike, and early viewing is highly recommended.

- Detached House
- Off Street Parking
- Fully Modernised Throughout
- Spacious Lounge/Diner
- Downstairs WC
- Four Bedrooms
- Garage With Power And Electric Door And Lighting
- Bedroom One With Ensuite Bathroom
- Close To Local Amenities

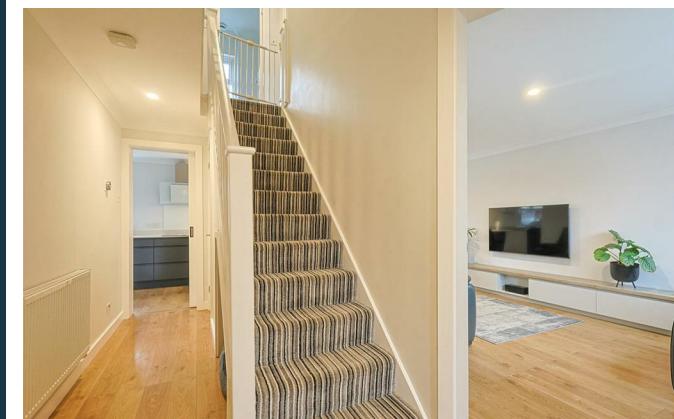
## Hallway

Composite door with obscured window to front. Spotlights, wall mounted radiator, wooden effect flooring and built-in storage cupboard. Access to dining room, downstairs WC, kitchen and lounge.

## Lounge/Diner

21'7 x 10'7 (6.58m x 3.23m )

Spotlights, two wall mounted radiators, bay window to front, French doors to rear garden and wooden effect flooring throughout.





## Kitchen

13'11 x 8'4 (4.24m x 2.54m)

Spotlights and separate feature hanging light, double window to rear and obscured UPVC door to side. Range of wall and floor mounted units, including integrated stainless steel sink and dryer, hot tap system, Insinkerator system, built in oven and microwave grill, induction hob with extractor fan overhead, fridge and freezer, dishwasher and cupboard space for washing machine and dryer.

## Dining Room

12'10 x 8'7 (3.91m x 2.62m)

Spotlights, Bay window to front, wall mounted radiator and wooden effect floor flooring throughout.

## Downstairs WC

Spotlight, wall mounted radiator, wash hand basin with storage beneath and low-level WC.

## Landing

Spotlights, wall mounted radiator, loft hatch and airing cupboard. Access to all bedrooms and bathroom.

## Bedroom One

10'10 x 10'10 (3.30m x 3.30m)

Spotlights, wall mounted radiator, window to front, fitted wardrobes and wooden effect flooring throughout.

## Ensuite

6'2 x 6'1 (1.88m x 1.85m )

Spotlight, obscured window to front, part tiled walls and tiled flooring with underfloor heating throughout. Walk-in shower unit, heated towel rail, recessed shelving unit, wash hand basin with integrated storage beneath and low-level WC.

## Bedroom Two

9'10 x 9'0 (3.00m x 2.74m)

Spotlights, wall mounted radiator, window to rear, fitted wardrobe and wooden effect flooring throughout.

## Bedroom Three

11'0 x 9'2 (3.35m x 2.79m )

Spotlights, wall mounted radiator, window to rear and wooden effect flooring throughout.



## Bedroom Four

11'0 x 7'1 (3.35m x 2.16m)

Spotlights, window to front, wall mounted radiator and wooden effect flooring throughout.

## Bathroom

Spotlight, obscure window to rear, heated towel rail, bath with shower overhead, wash hand basin with storage beneath and low-level WC. Part tiled walls with tiled flooring, with underfloor heating, throughout.

## Rear Garden

Access via French doors in lounge/diner as well as side gate. Composite decking with built in lights with remainder laid to lawn.

## Garage

Detach garage to side. Lighting and power with electric roller door to front.

## Front

Parking on drive for two vehicles to front.

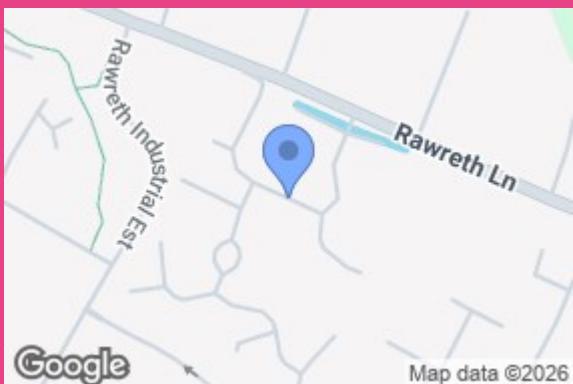
## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - E





GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.

**Ground Floor:** Kitchen, Dining Room, Lounge, Hallway, WC, UP, Storage.

**1st Floor:** BEDROOM 2, BEDROOM 3, BEDROOM 4, BATHROOM, ENSUITE, WARDROBE, LANDING, STORAGE.

**TOTAL FLOOR AREA:** 1205 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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