



2 NEW ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 1 Bathrooms | 3 Receptions

**** PLANNING PERMISSION GRANTED **** Situated on the edge of the sought after village of Rayne, this FOUR bedroom detached family home OOOZES POTENTIAL throughout, and comes to the market with the added benefit of Planning Permission being granted for a large single story rear extension. Presently offering THREE reception rooms, there is an abundance of potential for interior modification in order to create a vast open plan Kitchen/Living Area, whilst retaining an excellent sized established garden. The property further comes with the unusual benefit of TWO GARAGES, one adjoining the property to the front, with another situated at the rear of the property and accessed via Fairy Hall Lane. The village of Rayne is renowned for its surrounding natural beauty and array of onsite village amenities, including Pubs, Restaurants, Cafes, playing fields, and convenience stores, as well as the popular Fitch Way which passes directly opposite the property itself. Early viewing is highly recommended in order to truly appreciate the potential on offer.

**** GUIDE PRICE £450,000 - £475,000 ****



GROUND FLOOR

Entrance Hall

Parquet flooring, storage cupboard, stairs rising to first floor, doors to;

Cloakroom

WC, hand wash basin, obscure window to side aspect

Study/Playroom 11'8" x 7'10" (3.57 x 2.41)

Parquet flooring, double glazed window to front aspect, radiator

Kitchen/Diner 12'0" x 11'8" (3.68 x 3.58)

Wall and base level units with windows to front and side aspect. Door to side, wall mounted gas central heating boiler, spaces for appliances

Living Room 20'2" x 11'10" (6.16 x 3.62)

Parquet flooring, radiator, double glazed window and patio doors to rear aspect, opening to;

Conservatory 20'9" x 10'2" (6.35 x 3.12)

Large conservatory with windows and french doors opening to the rear garden, door leading to Garage

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Master Bedroom 12'3" x 10'2" (3.75 x 3.12)

Double glazed window to front aspect, range of fully fitted wardrobes, radiator

Bedroom Two 12'0" x 10'8" (3.68 x 3.26)

Carpet flooring, radiator, double glazed window to rear aspect

Bedroom Three 12'0" x 9'3" (3.67 x 2.82)

Double glazed window to rear aspect, radiator, carpet flooring

Bedroom Four 11'9" x 7'11" (3.60 x 2.42)

Double glazed window to front aspect, radiator, carpet flooring

Bathroom

Obscure window to side aspect, bath with shower over, radiator, WC, hand wash basin

EXTERIOR

Front

Block paved driveway offering parking for up to four vehicles, leading to Garage with up and over door, front garden to lawn with three mature trees with raised flower bed

Rear Garden

Commencing with a paved patio area, leading to lawn with mature borders, south facing aspect, rear access to detached garage

Garages

Large Garage adjacent to the property with up and over door to front, and further connecting door to the Conservatory.

Additional Garage located at the rear of the property with access via Fairy Hall Lane.

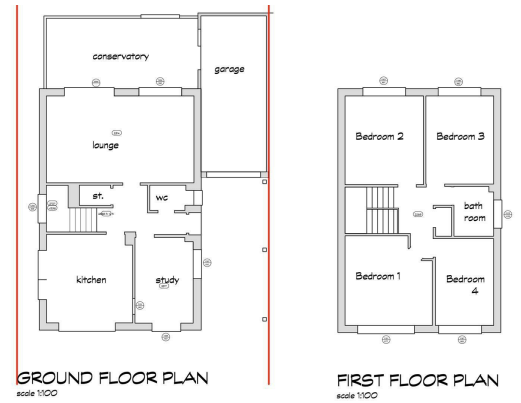
Notes

As priorly noted, the property comes with the benefit of planning permission GRANTED under Braintree District Council reference number 22/03024/HH.

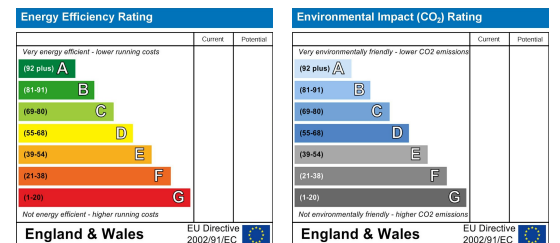
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
 Braintree
 Essex
 CM1 1ER

