



## 295 RAYNE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £525,000

4 Bedrooms | 3 Bathrooms | 1 Reception

**\*\* STUNNING FINISH \*\*** Situated within close proximity of Town Centre amenities, this EXTENDED chalet bungalow is presented to a SHOW HOME FINISH, internally offering an ENVIABLE 26' KITCHEN/FAMILY ROOM with large bi-folding doors to the SOUTH FACING rear garden. To the ground floor is a separate Living Room with bay fronted window, together with a ground floor bedroom, Bathroom, and Utility Room, in addition to the stunning Kitchen/Family Room which offers vast reception space. The first floor offers two large bedrooms, with the Master Suite comprising of a Dressing Room with bespoke fitted wardrobes, and an EN-SUITE. Externally there is generous driveway parking to both the front and side, with vehicular access to the rear, which leads to a large detached OUTBUILDING. Available with no ongoing chain, the property is located just minutes from the A120 and provides walking access to the picturesque Flitch Way. Early viewing is highly advised in order to appreciate the OUTSTANDING finish on offer.



Entrance Hall

Laminate flooring, stairs rising to first floor, doors to;

Living Room / Bedroom Four 14’4” x 11’9” inc bay (4.39 x 3.60 inc bay)

Double glazed bay window to front, radiator, laminate flooring

Bedroom Three 11’9” x 9’4” (3.60 x 2.87)

Double glazed window to front, radiator, carpet flooring

Bathroom

Tiled flooring, bath, hand wash basin inset to vanity unit, WC, radiator, obscure double glazed window to side.

Kitchen/Family Room 26’0” x 22’1” > 16’4” (7.95 x 6.75 > 4.99)

Substantial open plan Family Room with large bi-folding doors to the rear garden aspect, fitted with laminate flooring throughout, incorporating a modern high gloss kitchen suite with central island unit, featuring high end integral appliances including a NEFF Oven, NEFF microwave oven, warming drawer, American Fridge-Freezer, Dishwasher, Wine Cooler, and induction hob with downdraft extractor fitted to the central island unit. Quartz worktops, inset one and a half sink with boiling water tap, opening to Family room with essential space for both a Dining Area, and Living Room area with TV point.

Utility Room

Window to side aspect, plumbing for Washing Machine, larder unit housing gas boiler, sink, base level unit

FIRST FLOOR

Landing

Carpet flooring, double glazed window to side aspect, doors to;

Bedroom One 22’0” x 11’10” (6.73 x 3.62)

Carpet flooring, radiator, double glazed window to front, eaves storage, door to;

En-suite

Shower enclosure, hand wash basin, WC, chrome heated towel radiator

Dressing Room

Window to side aspect, carpet flooring, bespoke fitted wardrobes

Bedroom Two 15’10” x 12’10” (4.84 x 3.93)

Carpet flooring, double glazed window to rear, eaves storage.

Shower Room

Shower enclosure, hand wash basin, WC, heated towel radiator

EXTERIOR

Front

Driveway parking to front and side for multiple vehicles, with vehicular access to the rear garden

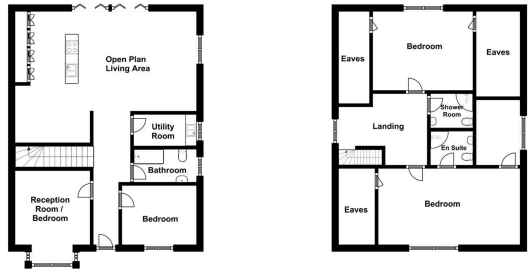
Garden

Low maintenance garden commencing with a raised patio area, with steps to the lower garden with stone shingled driveway area, artificial lawn, substantial outbuilding with internal power connected.

Area Map

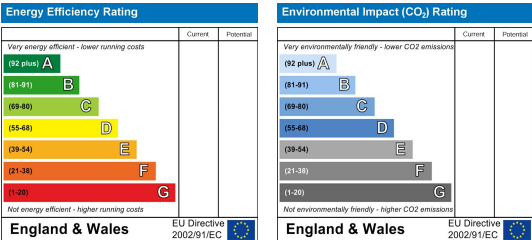


Floor Plans



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

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  
CM7 1ER

