

for sale

offers in excess of **£350,000**



## Vaughan Close Rayne Braintree CM77 6TW

This four bedroom semi-detached family home is the perfect blend of comfort and style, nestled in the highly sought after village location of 'Rayne'.





# Vaughan Close Rayne Braintree CM77 6TW

## Entrance Porch

## Downstairs Cloakroom

Low level WC, vanity hand wash basin with cupboard under, window to the side aspect.

## Living Room

16' 9" x 16' 7" ( 5.11m x 5.05m )  
Double glazed window to the front aspect, under stair storage cupboard, stairs leading to the first floor, dual fuel fireplace, two radiators.

## Kitchen/Dining Room

16' 9" x 12' 5" ( 5.11m x 3.78m )  
Inset stainless steel sink unit one and a half bowl with right hand

drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for dishwasher, American style fridge-freezer and washing machine. Double glazed window to the rear aspect, double glazed patio doors to the rear aspect, storage cupboard, door to the side aspect.

## Conservatory

9' 5" x 8' 2" ( 2.87m x 2.49m )  
Double glazed windows to the side and rear aspect, double glazed french doors to the rear aspect.

## First Floor Landing

Loft access, storage cupboard, radiator.





### **Bedroom One**

14' 1" x 9' 9" ( 4.29m x 2.97m )

Double glazed window to the front aspect, radiator.

### **Bedroom Two**

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window to the rear aspect, radiator.

### **Bedroom Three**

10' 9" x 6' 8" ( 3.28m x 2.03m )

Double glazed window to the front aspect, radiator, storage cupboard.

### **Bedroom Four**

9' 7" x 8' 5" ( 2.92m x 2.57m )

Double glazed window to the rear aspect, radiator, storage cupboard.

### **Family Shower Room**

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle with rainforest shower head, heated towel rail, double glazed window to the rear aspect.

### **Rear Garden**

Commences with a paved patio area with the remainder of the garden laid to lawn, flower and shrub borders, gate to the front.

### **Outbuilding**

11' 2" x 8' ( 3.40m x 2.44m )

Two storage cupboards, power and light connected, fully insulated.





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Property Ref: BRT307988 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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