

for sale

guide price **£425,000**



Brunwin Road Rayne Braintree CM77 6BU

**\*\*Guide Price £425,000-£450,000\*\***

Situated in the highly sought after village location of 'Rayne' is this well presented four bedroom extended semi-detached family home, offering the perfect combination of space, convenience and comfort.



# Brunwin Road Rayne Braintree CM77 6BU

## Entrance Hall

Stairs leading to the first floor, radiator.

## Downstairs Cloakroom

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

## Living Room

15' 3" x 12' 6" ( 4.65m x 3.81m )

Double glazed window to the front aspect, radiator.

## Snug

13' 2" x 12' ( 4.01m x 3.66m )

Double glazed window to the front aspect, radiator.

## Kitchen/Dining Room

22' 2" x 10' 5" ( 6.76m x 3.17m )

Inset 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 cooker, hob and extractor fan, integrated fridge and dishwasher, two double glazed windows to the rear aspect, double glazed french doors to the rear aspect, radiator, storage cupboard.

## Utility Room

6' 4" x 6' 2" ( 1.93m x 1.88m )

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of base units up and under, space for appliances, double glazed window to the rear aspect, radiator.



## First Floor Landing

Loft access, radiator

## Bedroom One

15' x 9' 6" ( 4.57m x 2.90m )

Double glazed window to the front aspect, radiator.

## Dressing Area

10' x 7' ( 3.05m x 2.13m )

Double glazed window to the front aspect, radiator.

## En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, heated towel rail, downlighters.

## Bedroom Two

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed window to the front aspect, radiator, downlighters.

## Bedroom Three

12' x 11' 8" ( 3.66m x 3.56m )

Double glazed window to the rear aspect, radiator.

## Bedroom Four

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to the rear aspect, radiator.

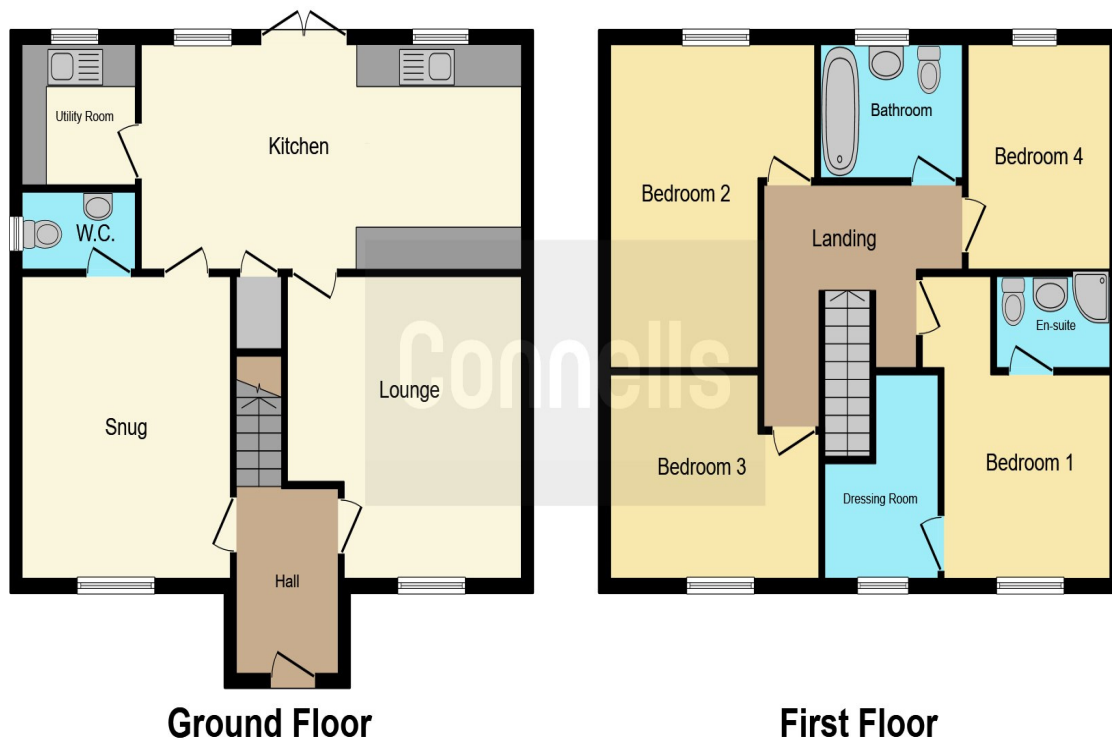
## Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, radiator, downlighters, double glazed window to the rear aspect.

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, outside tap. Gate to the side providing access to the parking.





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**EPC Rating:** C

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