



Gore Lane, Rayne, Braintree, CM77 6TU

welcome to

Gore Lane, Rayne, Braintree

**** GUIDE PRICE £500,000 - £525,000 **** William H Brown are pleased to offer this stylish 4 bedroom detached family home situated in the sought after village of Rayne. This beautiful property offers generous living space, a stunning garden, excellent access to amenities & countryside walks.



Entrance Hall

Entrance door leading to entrance hall. Stairs to first floor. Laminate flooring.

Cloakroom

Double glazed window to front aspect. Low level WC. Vanity hand wash basin. Heated towel rail.

Lounge

20' 8" x 10' 4" (6.30m x 3.15m)

Double glazed window to front aspect. Double glazed windows and French doors to rear. Two radiators. Feature fireplace with brick surround.

Dining Room

12' 5" x 9' 2" (3.78m x 2.79m)

Double glazed window to rear aspect. Radiator.

Home Office

10' 5" x 5' 8" (3.17m x 1.73m)

Double glazed window to front aspect. Radiator.

Kitchen

10' 4" x 9' 1" (3.15m x 2.77m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over with one and a half sink drainer with hot and cold mixer taps. Built in oven. Four ring gas hob. Extractor fan. Integrated dishwasher. Heated radiator.

Utility Room

Range of base and wall mounted cupboards with inset sink drainer. Plumbing and space for washing machine. Space for fridge freezer. Radiator. Door giving access to the side.

First Floor Landing

Loft access. Doors leading to:-

Bedroom One

14' 9" x 10' 7" (4.50m x 3.23m)

Double glazed window to front and side aspect. Range of fitted wardrobe and units. Radiator. Airing cupboard. Radiator. Door leading to:-

En-Suite

Obscure double glazed window to rear aspect. Low level WC and vanity hand wash basin with a range of fitted units. Walk in shower cubicle. Heated towel rail.

Bedroom Two

10' 5" max x 8' 5" (3.17m max x 2.57m)

L'shaped. Double glazed window to side aspect. Radiator. Built in wardrobes.

Bedroom Three

10' 4" x 9' 8" (3.15m x 2.95m)

Double glazed window to front aspect. Radiator.

Bedroom Four

11' 1" x 9' 2" (3.38m x 2.79m)

Double glazed window to front aspect.

Bathroom

Obscure double glazed window to rear aspect. Spa bath with inset feature lighting. Heated flooring. Heated towel rail. Low level WC and vanity hand wash basin with a range of units. Further illuminated lighting. Heated illuminated mirror.

Rear Garden

Commences with a wrap around paved patio. Mature garden laid to lawn with feature fish pond. Well stocked with mature flowers, trees and shrubs. Pathway leads to feature pergola with further trees and shrubs.

Parking

Driveway providing parking for numerous cars leading to garage.

Garage

16' 1" x 9' 2" (4.90m x 2.79m)

Up and over door. Power and lighting.



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welcome to

Gore Lane, Rayne Braintree

- Four Bedroom Detached
- Solar Panels (Owned Outright)
- Village Location & Countryside Walks
- EV Charger
- Walking Distance Rayne Primary School

Tenure: Freehold EPC Rating: C

Council Tax Band: E



guide price

£500,000 - £525,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR109892 - 0002

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Please note the marker reflects the postcode not the actual property