HAMILTON PIERS

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Capel Close

Freehold
Tax Band: C

Braintree, CM77 6DD

Guide Price £575,000

6 2 3

Boasting NO ONWARD CHAIN, an UNOVERLOOKED & very-generously sized rear garden plus a detached DOUBLE GARAGE and 15' external brick-built OFFICE/SUMMER HOUSE is this SIX* bedroom end-terrace property. Benefiting from a SIZEABLE EXTENSION* to the original three bedroom home (currently unfinished*), a spacious 24' CONSERVATORY, lounge, DINING/PLAYROOM and 19' kitchen, plus private established gardens set on a SIZEABLE CORNER PLOT. Offering driveway parking for two vehicles, VERSATILE & ADAPTABLE living space throughout and ideally situated in a tucked away CUL-DE-SAC location within the highly regarded village of Rayne - Close to all local shops/amenities & transport routes. Internal viewings highly advised!

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The accommodation, with approximate room sizes, is as follows:

ENTRANCE HALL:
Secure main entry door, opaque double glazed windows to front aspect, stairs to first floor, radiator, carpeted flooring.

LOUNGE:
17'9 x 10'4 (5.41m x 3.15m)
Double glazed window to front aspect, central log burner with exposed brick surround, radiator, wood flooring. French doors to conservatory.

CONSERVATORY:
24'6 x 10'5 (7.47m x 3.18m)
Part brick and part UPVC construction with vaulted roof, tiled flooring. French doors to rear garden.

KITCHEN:
19'2 x 7'4 (5.84m x 2.24m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster cooker with gas hob and extractor hood over, integrated fridge, freezer and dishwasher, under stairs storage cupboard, tiled flooring.

DINING / PLAYROOM:
10'4 x 10'2 (3.15m x 3.10m)
Double glazed window to front aspect, radiator, wood flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to rear aspect, loft access, airing cupboard, carpeted flooring.

BEDROOM ONE:
11'7 x 10'2 plus recess into wardrobes (3.53m x 3.10m plus recess into wardrobes)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:
10'6 x 8'5 (3.20m x 2.57m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:
10'4 x 7'4 (3.15m x 2.24m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Sizeable unoverlooked rear garden comprising various landscaped areas to include a raised patio area to both the property rear and side with steps down to a vast well-maintained lawn, brick-built Summer House (15' x 10') fitted with double glazed windows to each side aspect, solid roof and patio doors to surrounding patio area, adjoining pergola covering paved pathway to detached double garage and rear gates, timber storage shed, a variety of mature trees and shrubs to borders and gated front access.

PROPERTY EXTENSION:
Measuring approx 30' x 16'5 (internal measurements), currently pre-final sign off comprised of standard brick and block construction. Partition walls have not yet been installed to ground floor living area or entire first floor but there is potential to create three good-sized bedrooms and a family bathroom to the first floor with the ground floor to include an entrance area, utility/cloakroom, office/snug and open plan living space with French doors to each side aspect.

GARAGE, DRIVEWAY & PARKING:
Detached double garage located to garden rear with double gated access (via Barn Field End) and allocated parking. Driveway parking for two vehicles to property frontage.

AGENTS NOTES:
Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.