



12 OSIER PLACE, BRAINTREE CM7

GUIDE PRICE £425,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

**** SOUGHT AFTER DEVELOPMENT **** A fantastic opportunity to acquire this beautifully presented former SHOW HOME, offering THREE bedrooms, occupying an elevated position within the highly regarded Rayne Gardens development. Constructed by the renowned house-builder REDROW in 2021 and finished to their typically high specification, the property offers stylish and contemporary accommodation throughout, making it an ideal purchase for a growing family or professional couple.

Internally, the property boasts bright and spacious living accommodation, with the hub of the home undoubtedly being the impressive Kitchen/Dining Room, complete with integrated appliances and French doors opening onto the beautifully landscaped rear garden. The ground floor further benefits from a spacious lounge and cloakroom. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room, whilst a contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a stunning landscaped rear garden and summer house, ideal for entertaining and family enjoyment, whilst to the front there is off-road parking for at least two vehicles.

Viewing is highly recommended in order to appreciate the excellent condition, quality finish and superb position this modern family home has to offer.



GROUND FLOOR

Entrance Hallway

Carpet flooring, under stairs storage cupboard, stairs rising first floor, doors to:

Cloakroom

Vinyl flooring, corner hand wash basin, WC, radiator, obscure double glazed window to front,

Living Room 15'8" x 10'11" (4.80 x 3.35)

Carpet flooring, double glazed window to front, radiator.

Kitchen/ Diner 18'0" x 11'5" (5.50 x 3.48)

LVT flooring, fully integrated kitchen with quartz work surfaces with matching upstands, one & a half sink with mixer tap, integrated fridge/ freezer, double AEG ovens, four ring induction hob with extractor over, under counter lighting, integral dishwasher, utility cupboard housing washing machine space, double glazed window & patio doors to rear.

FIRST FLOOR

Landing

Carpet flooring, radiator, airing cupboard,, loft access, doors to:

Bedroom One 11'4" x 10'10" (3.46 x 3.31)

Carpet flooring, double glazed window to front, two fitted wardrobes, radiator, door to:

Ensuite

Walk in double shower, wall mounted hand wash basin, WC, fully tiled, chrome heated towel radiator, extractor.

Bedroom Two 11'8" x 9'2" (3.58 x 2.81)

Carpet flooring, double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three 8'8" x 8'5" (2.65 x 2.59)

Carpet flooring, double glazed window to rear, radiator,

Bathroom

Obscure double glazed window to front, shower over bath, wall mounted hand wash basin, WC, fully tiled, chrome heated towel radiator.

EXTERIOR

Front Of Property

Garden laid to lawn with planted borders, path to front entrance, double length block paved driveway to side with gated rear access.

Rear Garden

Commencing with porcelain paved patio area leading to landscaped garden with stone shingled path ways, central area to lawn, further raised patio seating area with plinth garden lighting, raised border planters, summerhouse.

Summer House

Detached fully insulated summerhouse with UPVC window & french doors crating an ideal garden room or work from home space.

NOTES

We have been advised there is a estate maintenance charge. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Estate Management Pack.

Area Map

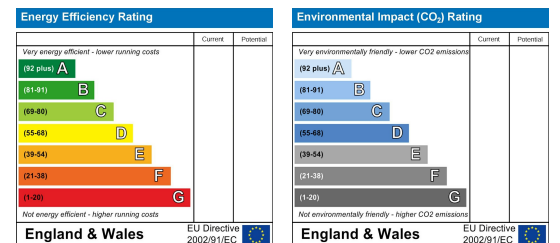


Floor Plans



© 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.



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