



- Four bedroom detached house
- Popular village of Rayne
- Kitchen & breakfast room
- Cloakroom
- Mature gardens
- Ample off road parking
- En-suite to master
- Four double bedrooms
- Two reception rooms
- Chain Free

**2 Gore Road, Rayne, Braintree, Essex.
CM77 6TX.**

** Guide Price £425,000 - £450,000 **Forming part of the ever sought after village of Rayne, which is situated within easy reach of both Braintree's vibrant town centre and the tranquil Essex countryside, is this well presented and deceptively spacious four bedroom detached house. The property enjoys an array of spacious accommodation on both the ground floor and the first floor, offering a well maintained and versatile family home. On the ground floor some highlights include a large double aspect living room which lets in an abundance of natural light, kitchen & Breakfast room, separate utility, dining room, cloakroom, and a rather grand entrance hall.



Property Details.

Entrance Hall

Double glazed window to front aspect. Double radiator. Stairs rising to first floor with storage cupboard under. Doors to W/C, Lounge, Dining Room, and Kitchen/Breakfast Room

Cloakroom

Obscured double glazed window to side aspect. radiator. Low flush w/c. Pedestal washbasin

Lounge



23' 6" x 13' 0" (7.16m x 3.96m) Double glazed windows to front and rear aspects. Double glazed French doors to rear garden. Radiator. Open fire with surround

Dining Room



12' 11" x 12' 10" (3.94m x 3.91m) Double glazed windows to front and side aspects. Double radiator.

Kitchen / Breakfast Room



18' 5" x 10' 0" (5.61m x 3.05m) Double glazed windows to rear and side aspects. Inset Butler sink with cupboards under. Further range of matching wall and base units with worktops over. Fitted oven. Fitted five ring gas hob with extractor over. Space and plumbing for American style fridge/freezer. Door to Utility Room.

Utility Room

9' 7" x 5' 6" (2.92m x 1.68m) Double glazed window to rear aspect. Door to side aspect. Sink with cupboards under. Wall and base units with worksurface over. Space for washing machine. Space for tumble dryer.

First Floor Landing

Airing cupboard. Doors to bedrooms and bathroom.

Master Bedroom



15' 1" x 13' 4" (4.60m x 4.06m) Double glazed windows to front and side aspects. Radiator. Loft access. Door to En-Suite.

Property Details.

En-suite



Obscured double glazed window to front aspect. Low flush w/c with concealed cistern. Vanity washbasin with cupboard under. Heated towel rail with underfloor heating. Double shower cubicle.

Bedroom Two



13' 5" x 13' 0" (4.09m x 3.96m) Double glazed window to front aspect. Radiator.

Bedroom Three

12' 1" x 9' 9" (3.68m x 2.97m) Double glazed window to rear aspect. Radiator.

Bedroom Four

11' 0" x 9' 9" (3.35m x 2.97m) Double glazed window to rear aspect. Radiator.

Family Bathroom



Obscured double glazed window to rear aspect. Low flush w/c. Vanity washbasin. Panel bath with shower attachment. Heated towel rail.

Rear Garden



A very well cared for and private rear garden. Patio seating area to immediate rear of property. Majority laid to lawn with a wide range of plants shrubs and bushes. Shed and greenhouse to remain.

Parking & Garage

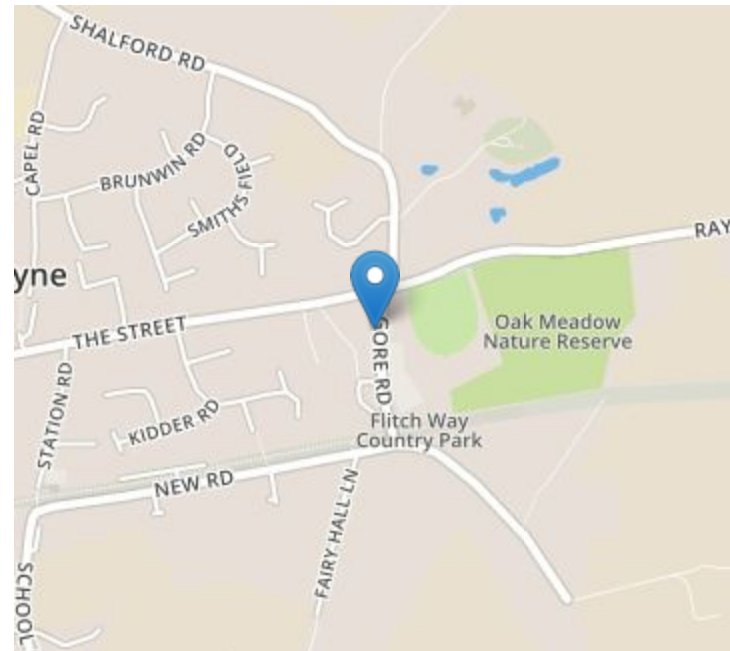
Driveway providing parking for a number of vehicles to front of property. Garage accessed via up and over door with power and light connected.

Property Details.

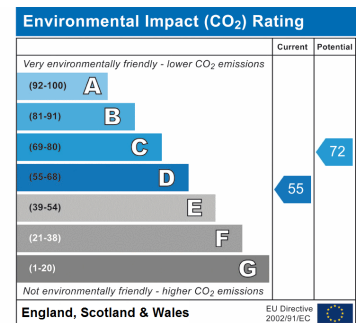
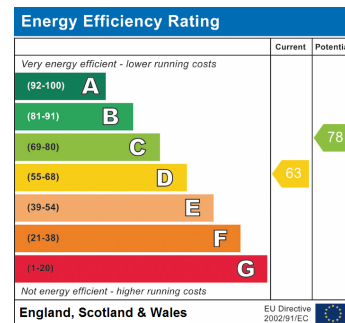
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.