



- Private Cul De Sac position
- Three bedroom detached house
- Extended
- Sought after village location
- Garage & off road parking
- Separate dining room
- Ground floor shower room
- Three double bedrooms
- Kitchen & Breakfast room
- UPVC windows

**11 Philips Close, Rayne, Braintree, Essex . CM77 6DB.**

\*\* Guide Price £415,000 - £425,000 \*\*

Occupying a tranquil Cul De Sac position within this well-established development in the village of Rayne, is this immaculately presented and deceptively spacious three DOUBLE bedroom detached house. The current owners of this impressive family home have been in residence since new, and in that time they have added a single-story extension to the side of the property along with regular improvements over the years. The ground floor accommodation comprises entrance hall, recently refitted shower room, large living room with Bi-fold doors to the rear garden, dining room, and a well-appointed kitchen & breakfast room. To the first floor, there are three sizeable double bedrooms, and of course the family bathroom.





# Property Details.

## Entrance Hall



4' 7" x 12' 2" (1.40m x 3.71m) Composite entry door to front, radiator, under stairs storage cupboard & storage area

## Ground Floor Shower Room



Opaque double glazed window to front, vinyl flooring, low-level W/C, hand wash basin, shower cubicle which is fully tiled, tiled walls, extractor fan

## Lounge



11' 2" x 26' 11" (3.40m x 8.20m) Double glazed window to front, radiator, television & telephone point, fireplace with brick surround, UPVC BI-fold doors to the rear

## Dining Room



11' 9" x 11' 10" (3.58m x 3.61m) Double glazed window to rear, radiator

## Kitchen & Breakfast Room



12' 0" x 12' 8" (3.66m x 3.86m) Double glazed window to rear, vinyl flooring, matching wall & base units, worktops, stainless steel sink with drainer unit, cooker point, extractor over, integrated fridge/freezer & dishwasher, space for other appliances, UPVC door to side

## First Floor Landing

3' 3" x 9' 0" (0.99m x 2.74m) Double glazed window to side, door to airing cupboard



# Property Details.

## Bedroom One



12' 1" x 12' 2" (3.68m x 3.71m) Double glazed window to front, radiator, telephone point, double fitted wardrobes

## Bedroom Two



10' 8" x 12' 1" (3.25m x 3.68m) Double glazed window to rear, radiator, loft access

## Bedroom Three



12' 2" x 9' 1" (3.71m x 2.77m) Double glazed window to rear, radiator, fitted wardrobes

## Family Bathroom



Opaque double glazed window to front, heated chrome towel rail, vinyl flooring, low-level W/C, hand wash basin, paneled bath with shower attachment, tiled walls

## Rear Garden



Mainly laid to lawn, patio area, enclosed by paneled fencing, side access via a gate, summer house to remain, outside tap & lighting

## Garage

Garage with up & over door, power & lighting, water supply, storage space

## Parking

There is a driveway in front of the garage which provides off road parking for 2/3 vehicles

# 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.