



- Four bedroom House
- Semi detached
- Popular village location
- Garage & Off road parking
- Cloakroom
- Two reception rooms
- 2.4 miles to Braintree town
- Gas central heating
- UPVC windows

16 Medley Road, Rayne, Braintree, Essex. CM77 6TQ.

Guide Price £320,000 - £330,000 **

Situated within the popular village of Rayne, which is favourably positioned within close proximity to the Braintree Town Centre, is this well established four bedroom semi detached house. The property offers an array of spacious living accommodation spread across two large reception rooms, making this an ideal family home for a variety of prospective purchasers. The internal accommodation comprises entrance porch & cloakroom, spacious living room which provides access to the first floor, dining room, kitchen, four double bedrooms, and of course the family bathroom.

Outside, the property is further enhanced by having a well maintained rear garden.



Call to view 01376 337400



Property Details.

Entrance Hallway

Tiled flooring, coat cupboard, radiator and doors leading to:

Cloakroom

Obscure double glazed window, wash hand basin, low-level WC, radiator, tiled flooring, recess lighting.

Lounge

17' 0" x 17' 0" (5.18m x 5.18m) (incorporating stairs to first floor): Double glazed bow window to the front, two radiators, door to kitchen, door to dining room, gas coal-effect fire set into surround with hearth, coved ceiling.

Dining Room

12' 6" x 8' 4" (3.81m x 2.54m) Double glazed French doors to the rear garden with side panel, wood-style flooring, radiator, door to kitchen, textured and coved ceiling.

Kitchen

12' 5" x 8' 2" (3.78m x 2.49m) Double glazed window to the rear, single sink and drainer with mixer tap and cupboard beneath plus additional wall and base units and worksurfaces, splashback tiling, spaces for dishwasher, washing machine and space for freestanding cooking range, extractor hood, space for upright fridge/freezer, door to side, tiled flooring.

First Floor Landing

Loft access, airing cupboard, radiator and doors off to:

Bedroom One

14' 3" x 10' 0" (4.34m x 3.05m) (incorporating bespoke fitted wardrobes): Double glazed window to the front with radiator beneath, wood-style flooring.

Bedroom Two

9' 5" x 8' 2" (2.87m x 2.49m) Double glazed window with radiator beneath, wood-style flooring.

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.59m) Double glazed window, radiator, wood-style flooring.

Bedroom Four

9' 1" x 6' 8" (2.77m x 2.03m) Double glazed window to the front, radiator, wood-effect flooring, textured and coved ceiling, built-in storage cupboard plus door recess.

Bathroom

Obscure double glazed window, three-piece suite comprising jacuzzi-style bath with shower over and shower screen, pedestal wash hand basin, low-level WC, heated towel rail, part-tiled walls, tiled flooring, extractor fan, recess lighting and mood lighting.

Rear Garden

To the rear of the property is a paved patio area with an undercover decking area with the remainder of the garden mainly laid to lawn, fence borders, rear access gate, barbeque area, storage shed with power, side access gate leading to the front of the property.

Frontage & Parking

Off-road parking for several vehicles to the front with lawn area, side access gate, and access to the main entrance door.

Garage en Block

To the rear of the property