



- Three bedroom house
- Popular village of Rayne
- Link detached
- Extended
- Refitted en suite to master
- Beautifully presented throughout
- Carport & parking for 2 vehicles
- Fully fitted kitchen
- 21' lounge/diner

35 Foundry Way, Rayne, Braintree, Essex . CM77 6AE.

Forming part of this small & exclusive development situated within the ever sought-after village of Rayne is this beautifully presented and deceptively spacious three DOUBLE bedroom link-detached house. Having recently had the addition of a single-story extension, the property enjoys an array of spacious accommodation over both floors, along with an excellent finish throughout, offering a low-maintenance family home for a variety of prospective purchasers. This stylish a versatile home features an entrance hall, cloakroom, a spacious and well-equipped kitchen/breakfast room, a fabulous 21' lounge/diner which features Karndean flooring & built-in media unit, three spacious double bedrooms with a high spec en suite to the master, and the family bathroom.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, doors to accommodation;

Cloakroom

WC, wash hand wash basin, tiled floor, extractor fan, radiator.

Kitchen/Breakfast Room



14' 7" x 12' 6" MAX (4.45m x 3.81m) Double glazed window to front, radiator, tiled floor, range of matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, integrated washing machine/dishwasher/fridge&freezer, under stairs storage cupboard, breakfast bar, stairs rising to the first floor, door to;

Lounge/Diner



21' 5" x 14' 9" (6.53m x 4.50m) Double glazed window to rear, two Velux windows to rear, French doors to rear, radiator, Karndean flooring, inset media which includes a decorative electric fire/Satelite TV connections.

First Floor Landing

Loft access, door to airing cupboard, doors to;

Bedroom One



11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to front, radiator, double built-in wardrobe, door to;

Property Details.

En suite



Heated chrome towel rail, tiled floor, WC, wash hand basin with vanity unit underneath, extractor fan, double walk-in shower which is fully tiled, part tiled walls.

Bathroom



Obscure double glazed window to rear, heated chrome towel rail, tiled floor, WC, wash hand basin, panelled bath with shower attachment over, part tiled walls, extractor fan.

Bedroom Two



16' 9" x 9' 7" (5.11m x 2.92m) Double glazed windows to front & rear, radiator.

Rear Garden



The rear garden commences with a paved patio area, artificial lawned area, raised decking area, outside tap & lighting, enclosed by paneled fencing, access to the carport/parking.

Bedroom Three



12' 4" x 8' 5" (3.76m x 2.57m) Double glazed window to rear, radiator.

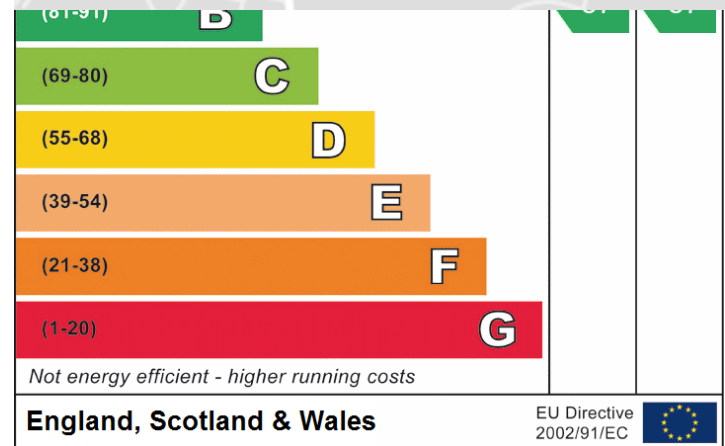
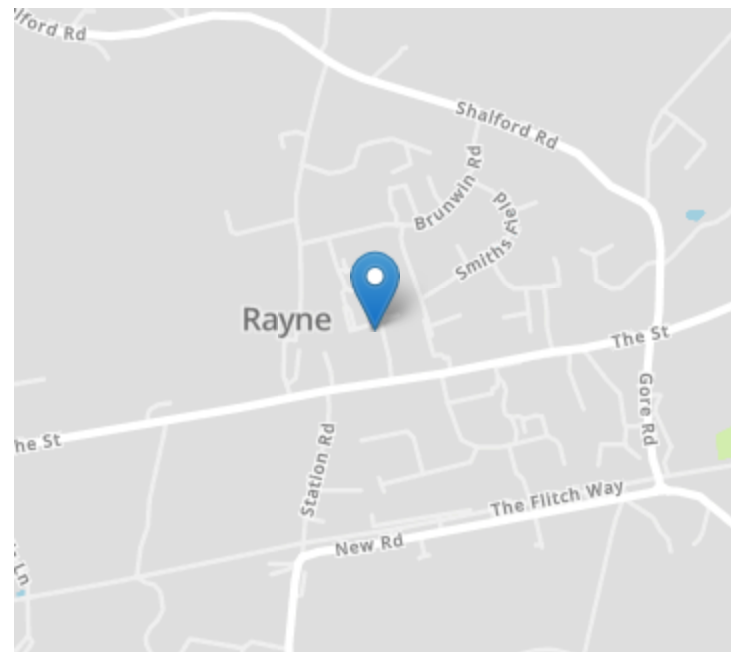
Integral Garage/Carport

Integral garage with electric roller door, with tandem parking for two vehicles, access gate into the rear garden.

Property Details.

Floorplans

Location



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.