

Bracken Dell, Rayleigh, SS6 8LP



Guide Price:
£600,000 - £640,000

Situated in this quiet cul de sac is this stunning and extended four bedroom detached family home with an impressive kitchen/family room, separate lounge, large utility room/study, dressing area and en suite to bedroom one, secluded rear garden and ample off street parking. Within a short walk of Rayleigh High Street, Fitzwimarc School and mainline railway station.

Viewing highly advised. EPC Rating: D. Our Ref: 17277.



Directions: Proceeding from our office on the Main Road heading towards Rayleigh. Go through two mini roundabouts and at the third mini roundabout take the left exit into Victoria Road and then take the 2nd turning on the right into Helena Road. Continue along this road and take the 2nd turning on the left into Louise Road. Bracken Dell can be found the left hand side.

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Entrance via uPVC entrance door with adjacent obscured windows under **STORM PORCH** to entrance hall.

ENTRANCE HALL

Wood effect flooring. Radiator with decorative cover. Coving to plastered ceiling with inset spotlighting. Stairs to first floor with bespoke under stairs fitted storage units.



UTILITY ROOM/PLAYROOM/STUDY 14' 4" x 16' 9" (4.37m x 5.11m)

Double glazed window to front and rear aspects. Double glazed door providing access to rear garden. Coving to plastered ceiling. Radiator. Tiled flooring.



UTILITY AREA

Base and eye level units. Space and plumbing for washing machine and tumble dryer.



LOUNGE 13' 9" x 11' 4" (4.19m x 3.45m)

Double glazed window to front aspect. Radiator. Luxury fitted carpet. Coving to plastered ceiling.



KITCHEN/BREAKFAST/FAMILY ROOM 21' 9" x 17' 7" **(6.63m x 5.36m)**

Double glazed window to side aspect. Double glazed bi folding doors providing access to rear garden. A stunning high specification fitted kitchen comprising base and eye level units incorporating granite work surface above with inset ceramic sink with flexi tap. Inset double oven. Inset electric hob with granite splash back and stainless steel extractor hood above. Integrated full height fridge. Integrated full height freezer. Integrated dishwasher. Breakfast bar with space for three stools below. Plastered ceiling with inset spotlighting. Space for dining table and chairs. Wood effect flooring. Seating area. Radiator with decorative cover.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin inset to vanity unit with storage below and low level wc. Part tiled walls. Tiled flooring.



FIRST FLOOR LANDING

Storage cupboard. Access to loft. Radiator.



BEDROOM ONE

DRESSING AREA 9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window to front aspect. Built in double wardrobe. Wood effect flooring. Plastered ceiling with inset spotlighting. Open to bedroom area.



BEDROOM AREA 12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to front aspect. Two sets of fitted wardrobes. Radiator. Air conditioning. Plastered ceiling with inset spotlighting. Wood effect flooring. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A luxury three piece suite comprising walk in double shower with ceiling mounted shower head and additional hand held shower attachment, his and hers wash hand basin inset to vanity unit with storage below and low level wc with dual push flush above. Inset tiled shelving with chrome edging. Chrome heated towel rail. Tiled walls. Tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM TWO 13' x 9' 11" (3.96m x 3.02m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed window to front aspect. Radiator. Built in triple wardrobe.



BEDROOM FOUR 9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome taps, corner shower unit with sliding doors, wash hand basin inset to vanity unit with storage below and low level wc. Part tiled walls. Tiled flooring. Coving to plastered ceiling with inset spotlighting.



EXTERIOR.

A **SECLUDED REAR GARDEN** commencing onto large decking area with space for table and chairs. Laid to lawn.

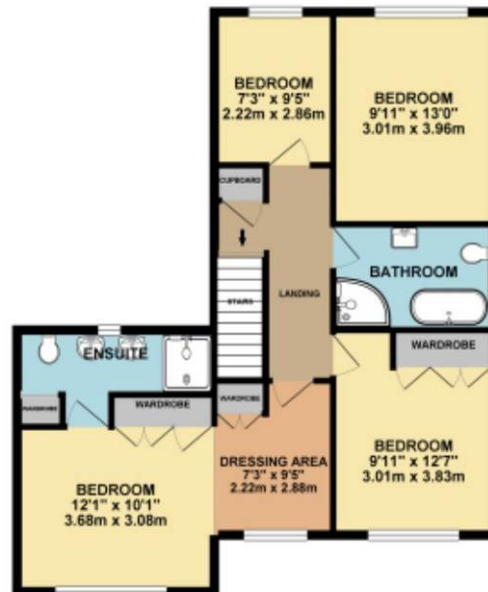


The **FRONT** has a driveway providing off street parking for approximately two vehicles leading to **INTEGRAL GARAGE** with double opening doors. Power and lighting.

GROUND FLOOR 864.95 sq. ft.
(80.36 sq. m.)



1ST FLOOR 743.41 sq. ft.
(69.07 sq. m.)



TOTAL FLOOR AREA : 1608.37 sq. ft. (149.42 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Consumer Protection from Unfair Trading Regulations 2008.

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