

**ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | [www.essexguildhomes.co.uk](http://www.essexguildhomes.co.uk)**



### **Rayleigh, Guide Price £465,000 - £475,000, Three Bed Family Home**

Essex Guild Homes are Delighted to Offer this Stunning EXTENDED, Re-Decorated Family Home with accommodation over Three Levels. 18ft Lounge / Dining Room plus 18ft Family Room Conservatory with Luxury Underfloor Heating, Upgraded Modern Fitted Kitchen.

All Double Bedrooms, Garage & Car Port

**Council Tax Band: D EPC Rating: C Tenure: Freehold**



Gunn Close, Essex, SS6 9FW

"STUNNING" LINK-DETACHED ! FAMILY HOME OVER THREE LEVELS

EXTENDED TO REAR / RE-DECORATED THROUGHOUT

THREE DOUBLE BEDROOMS WITH MASTER SUITE ON THE UPPER LEVEL

18FT LOUNGE / DINING ROOM PLUS 18FT FAMILY ROOM WITH FOLDING DOORS TO GARDEN

"UPGRADED" MODERN KITCHEN WITH FITTED APPLIANCES

LOTS OF STORAGE AREAS

CLOSE TO OUR LADY OF RANSOM PRIMARY SCHOOL

GARAGE & CAR PORT

QUIET "NO THROUGH ROAD" / WALKING DISTANCE OF TRAIN STATION, SHOPS AND SCHOOLS

OVER 1,650 SQ FT OF ACCOMMODATION

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Energy Performance Rating: C

Council Tax Band: D

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Welcoming Entrance Hall with Stairs to Upper Levels

Ground Floor WC with Two Piece Suite and Window to Front

Under Stairs Cupboard with storage space ... Enough for their Pram and More !

Modern Upgraded Fitted Kitchen with Open Window to the Family Room

9' 5" x 8' 1" (2.87m x 2.46m)

Lounge / Dining Room with Double glazed window front aspect. Folding doors to Family Room

18' 4" x 11' 0" (5.58m x 3.35m)

Family Room / Conservatory with Folding Doors to Garden and Cosy Underfloor Heating.

17' 9" x 8' 7" (5.41m x 2.61m)

First Floor

Landing with Storage cupboard, Double glazed window to front and further staircase stairs to Upper Floor.

Bedroom Two with Double Glazed Window to Rear

12' 7" x 9' 8" (3.83m x 2.94m)

Bedroom Three with Double Glazed Window to Front.

12' 7" x 8' 4" (3.83m x 2.54m)

Family Bathroom

with Three Piece Suite and Window to Rear



## **Second Floor**

**Short Landing with Access to Large Eaves Cupboard.  
A Perfect Storage Area**

**Master Suite with Feature Shaped Roof and Dual Aspect Windows to  
Front and Rear**

13' 2" x 12' 3" (4.01m x 3.73m)

## **En-Suite to Master with**

Three Piece Suite and Velux Style Window to Rear

## **Rear Garden with Patio,**

Mostly lawn and Large Covered Pergola to one Corner

**Garage with Up and Over Door to Front, Access Door to House.**

**Car Port allowing Covered Dry Parking and Storage Area Aloft**

Construction: Standard Brick Built with Cavity

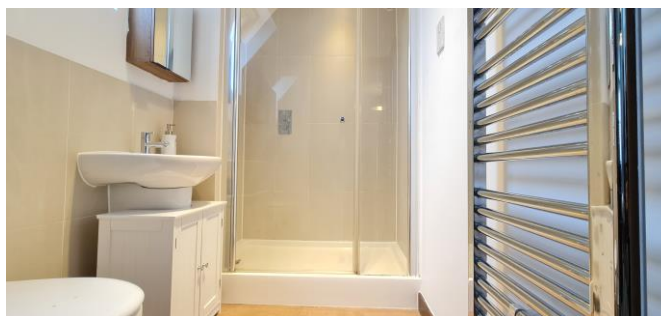
Broadband: Standard to Superfast

Mobile Connection: Good 4G & 5G Signal











◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆