



SHALFORD HOUSE THE STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £625,000

5 Bedrooms | 3 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Nestled in the heart of the picturesque village of Shalford, Braintree, this exquisite and **VERSATILE** detached family home combines modern elegance with generous proportions, making it perfect for family life and entertaining alike. Offering FIVE bedrooms, THREE bathrooms, and a high-quality internal finish, this is a property designed for families seeking both space and style.

Upon entering the bright hallway with oak flooring and glass balustrade stairs, you are welcomed into THREE reception rooms, each offering flexibility to suit modern living. These include a relaxed living room with open fireplace, a large dining/playroom, and a stunning extended kitchen/family hub with bi-fold doors opening onto the garden.

The **EXTENDED KITCHEN/FAMILY ROOM** is a true highlight, flooded with natural light from remote-controlled velux windows and bi-fold doors. High-gloss cabinetry, induction hob, double oven, and integrated appliances, including wine cooler, make this the stylish and practical heart of the home.

Upstairs, the property provides FIVE bedrooms, two with en-suite bathrooms. The master suite features fitted wardrobes and a luxury shower room, while a stylish family bathroom serves the remaining bedrooms. A fully converted **LOFT ROOM** with Velux windows adds yet more versatility, ideal as a home office, playroom, or guest accommodation.

Outside, a spacious porcelain-paved patio leads to a lawned garden with shed and access to the double garage. To the front, a large driveway provides parking for multiple vehicles, with gated access to the rear.



GROUND FLOOR

Entrance Hall

Oak flooring, light oak & glass balustrade stairs rising to first floor, doors to:

Cloakroom

Vinyl flooring, wall mounted hand wash basin, WC.

Dining/Playroom 20'2" x 10'0" (6.16 x 3.05)

Oak flooring, radiator, double glazed windows to front & side.

Living Room 17'10" x 12'9" (5.44 x 3.91)

Oak flooring, radiator, open fireplace, double glazed window to rear.

Kitchen/Family Room 28'11" x 9'11" (8.83 x 3.04)

Luxury vinyl tiled flooring, wall & base high gloss units, inset sink with mixer tap, integral eye level double oven, induction hob with extractor, integral dishwasher, fridge & wine cooler, two radiators, bifold doors to rear, personnel door to side, three remote controlled velux windows.

Utility Room

Base & wall units, stainless steel sink, spaces for appliances, double glazed window to front, radiator, house water softening unit.

FIRST FLOOR

Landing

Storage cupboard, airing cupboard, carpet flooring, double glazed window to front, light oak and glass balustrade stairs leading to second floor.

Master Bedroom 13'0" x 10'2" (3.98 x 3.10)

Laminate flooring, two double glazed windows to rear, built in wardrobes, radiator, door to:

En-suite

Tiled flooring, large semi-circular Aqualisa power shower, WC, wash hand basin inset to vanity unit, chrome heated towel rail, obscure double glazed window to rear.

Bedroom Two 11'10" x 10'3" (3.62 x 3.13)

Laminate flooring, double glazed, window to front, radiator, door to:

En-suite

Tiled flooring, Aqualisa power shower, wash hand basin, WC, cupboards, chrome heated towel rail, obscure double glazed window to side.

Bedroom Three 10'10" x 10'0" (3.32 x 3.06)

Carpet flooring, double glazed window to side, radiator.

Bedroom Four 10'0" x 8'9" (3.07 x 2.69)

Laminate flooring, double glazed window to front, radiator.

Bathroom

Tiled flooring, bath with shower over, wash hand basin & WC inset to vanity unit, chrome heated towel radiator, obscure double glazed window.

SECOND FLOOR

Landing

Carpet flooring.

Loft Room 27'9" x 13'0" (8.48 x 3.97)

Laminate flooring, three velux windows, large separate boarded eaves storage

EXTERIOR

Garden

Spacious designed porcelain paved patio area with remainder laid to lawn, garden shed, door to garage.

Front

Picket fencing to front, large driveway area with double gate to rear garden leading to Garage

Double Garage

Double garage with up & over door and eaves storage.

Area Map

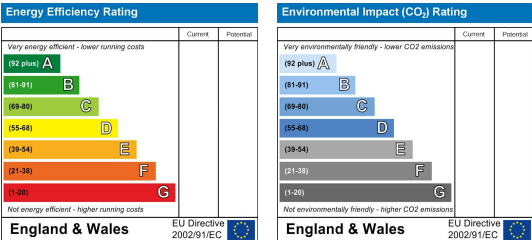


Floor Plans



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Energy Efficiency Graph



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