



## Jaspers Green

Shalford, Braintree, CM7 5BB

Freehold  
Tax Band:

**Guide Price £700,000**



**\*\*GUIDE PRICE £700,000-£750,000\*\***Boasting an impressive 1/4 ACRE UNOVERLOOKED PLOT and offering THREE reception rooms inc. spacious 24' L-SHAPED lounge/diner, 19' CONSERVATORY & study is this very well-proportioned four bedroom detached property. Benefiting from PLANNING PERMISSION GRANTED for a sizeable extension\*, a DRESSING AREA & en-suite to master bedroom, modern 24' kitchen/diner plus 16' UTILITY ROOM and a generous frontage with GARAGE & driveway for several vehicles. Set in a sought after village location, just 4.8 miles to Braintree Town Centre & Station.



# Jaspers Green, Shalford, Braintree, CM7 5BB

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Part-glazed entry door with double glazed windows to each side, entry door into main inner hall.

### INNER HALL:

Part-glazed entry door, stairs to first floor, radiator.

### CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, laminate flooring.

### L-SHAPED LOUNGE/DINER:

24'45 x 19'12 max (7.32m x 5.79m max)

Double glazed windows to front and rear aspects, gas fireplace, two radiators, carpeted flooring. Patio door into conservatory.

### CONSERVATORY:

19'40 x 10'24 (5.79m x 3.05m)

Solid timber framed structure, radiator, large walk-in storage cupboard, tiled flooring, three sets of French doors onto rear decking area.

### KITCHEN:

24'32 x 10'09 (7.32m x 3.28m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated dishwasher, radiator, tiled flooring. Double doors to study and door to utility room.

### UTILITY ROOM:

16'01 x 10'63 (4.90m x 3.05m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for fridge/freezer, washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring, access door to garage and rear door to garden.

### STUDY:

9'20 x 6'11 (2.74m x 2.11m)

Double glazed window to front aspect, radiator, carpeted flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

13'48 x 12'55 (3.96m x 3.66m)

A series of fitted wardrobes and storage cupboards/drawers, radiator, carpeted flooring. Open to dressing area.

### DRESSING AREA:

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to front aspect, panelled jacuzzi bath with dual shower over, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, radiator.

### BEDROOM TWO:

12'27 x 11'91 (3.66m x 3.35m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

11'60 x 8'90 (3.35m x 2.44m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM FOUR:

10'75 x 8'23 (3.05m x 2.44m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

### FAMILY BATHROOM:

Double glazed window to rear aspect, enclosed fully tiled corner shower, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Impressive 0.25 ACRE unoverlooked plot commencing with raised decking area to immediate rear, main rear garden mainly laid to lawn with mature shrub and tree borders along boundary lines to each side, leading to Summer House and rear allotment/vegetable patch area. Extensive, mature gardens with gated side access and countryside views to rear.

### GARAGE, DRIVEWAY & PARKING:

Integrated garage fitted with power, lighting and up & over door. Driveway parking for 5-6 vehicles. Remainder of frontage laid to lawn with hedge borders.

### AGENTS NOTES:

- Council Tax Band: F
- Gigaclear Broadband - 300mps

For further information about this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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