



Shalford Road

Rayne, Braintree, CM77 6BY

Freehold
Tax Band:

Guide Price £650,000



****GUIDE PRICE £650,000-£675,000**** Boasting 3.5 ACRES of meadow land & extensive gardens and benefiting from NO ONWARD CHAIN plus THREE reception rooms inc. 30' L-Shaped VAULTED lounge/diner and CONSERVATORY is this heavily extended and VERSATILE three bedroom semi-detached bungalow. Offering a MODERN kitchen with 22' UTILITY/STORAGE room, EN-SUITE to master plus wet room & several OUTBUILDINGS inc. detached HOME OFFICE/GYM, hot tub room & workshop. Viewings absolutely essential to appreciate the space and versatility within this property!



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

ENTRANCE HALL:

Part-glazed entrance door, radiator.

BEDROOM THREE / STUDY:

9'5 x 9'0 (2.87m x 2.74m)

Double glazed window to front aspect, built-in cupboards and fitted storage units, radiator, wooden flooring and smooth coved ceiling with sunken spotlights.

BEDROOM TWO:

14'2 x 9'8 (4.32m x 2.95m)

Double glazed window to front aspect, fitted wardrobes, radiator, wooden flooring and smooth coved ceiling with sunken spotlights.

WET ROOM:

Opaque double glazed window to side aspect, walk-in fully tiled double shower, low level WC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE / DINER:

30'8 max x 20'2 max (9.35m max x 6.15m max)

L-Shaped living space with central gas fireplace to dining area, opening to large lounge area with feature obscure borrowed light window to en-suite and further double glazed sliding window to kitchen, radiator, wooden flooring and high vaulted ceiling with sunken spotlights and Velux windows.

KITCHEN:

12'4 x 12'0 (3.76m x 3.66m)

Double glazed window to side and rear aspects, a series of matching base and wall units, edged work surfaces in granite incorporating ceramic sink with central mixer tap and drainer, space for Rangemaster cooker with gas hob, warming plate and extractor hood over, space for fridge/freezer, breakfast bar, radiator, wooden flooring and smooth coved ceiling with sunken spotlights. Door to utility/storage room.

UTILITY / STORAGE ROOM:

22'9 x 11'2 (6.93m x 3.40m)

Double glazed windows to front and side aspects, series of base and storage units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for fridge/freezer, washing machine and tumble dryer. French doors to side.

GARDEN ROOM:

14'2 x 11'3 (4.32m x 3.43m)

Obscure feature window to side aspect, Velux window to side aspect, patio doors to conservatory, additional patio doors onto rear patio area, radiator, tiled flooring and high vaulted ceiling with sunken spotlights.

CONSERVATORY:

14'6 x 8'5 (4.42m x 2.57m)

Double glazed windows to side and rear aspects, radiator, wooden flooring and vaulted glass lantern roof. Patio doors onto rear patio area.

MASTER BEDROOM:

15'7 x 11'7 (4.75m x 3.53m)

Double glazed windows to each side aspect with Velux to side, fitted wardrobes, radiator, tiled flooring. Patio doors onto rear garden.

EN-SUITE:

Opaque double glazed window to side aspect and obscure borrowed light window, fully tiled double shower, inset WC and vanity wash hand basin with fitted storage cupboards, tiled flooring and high vaulted ceiling with Velux to side aspect.

EXTERIOR:

REAR GARDENS:

Extensive rear gardens with approx 3.5 acres of meadow land, fenced to boundaries. The rear gardens commence with a large patio area with reception area covered by pergola, ample space to property side giving access to driveway, several outbuildings including large shed/Summer House fitted with power and lighting, further detached external storage room ideal as office/gym, timber built hot tub room, brick-built BBQ room, well manicured lawn with shrub borders, walkway to pond surrounded by mature trees and access to fenced meadow land.

The meadows are well-maintained, mainly lawned with several mature and recently planted trees to encourage wildlife activity and privacy to the grounds. Potentially ideal for equestrian use or possible annex/development potential (subject to planning). The gardens benefit from an installed computerised irrigation system keeping maintenance easier throughout the gardens.

GARAGE, DRIVEWAY & PARKING:

Single garage with driveway for 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: D

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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