



58 BARRYFIELDS, BRAINTREE CM7

OFFERS IN EXCESS OF £525,000

4 Bedrooms | 2 Bathrooms | 1 Reception

**** GENEROUS CORNER PLOT **** This beautifully modernised and EXTENDED bungalow occupies a deceptive corner plot, giving great sized outdoor space for all the family to enjoy. Internally the property boasts a 28' KITCHEN/DINER, and stunning reception room with large Velfac doors and a cosy LOG BURNER, together with FOUR bedrooms, including an EN-SUITE to the Master Bedroom. This unique Bungalow further offers a Single Garage with adjoining OUTBUILDING, which lends itself as an ideal work from home space or further storage space. Situated within the picturesque and sought after village of Shalford, early viewing is highly advised in order to avoid disappointment.

GUIDE PRICE £525,000 - £550,000



ACCOMMODATION

Entrance Hall

Tiled flooring, stylish vertical radiator, oak interior doors to all rooms, opening to;

Kitchen/Diner 28’5” x 13’1” (8.68 x 4.00)

Tiled flooring with under floor heating, double glazed window to front aspect, radiator, kitchen comprising of wall and base level "high gloss" units with solid oak work surfaces, incorporating a double ceramic butler style sink with mixer tap, integrated ovens, dishwasher, space for american style fridge freezer, breakfast bar, feature roof light window, sliding doors to the rear garden aspect, door to;

Living Room 19’5” x 16’2” (5.94 x 4.95)

Engineered oak flooring, range of Velfac sliding doors to the rear garden aspect, inset log burning stove, window to side aspect, radiator

Master Bedroom 14’8” x 10’7” (4.49 x 3.24)

Carpet flooring, large double glazed window to front aspect, radiator, airing cupboard, 2 x fitted wardrobes, door to;

En-Suite

Double shower enclosure, WC, hand wash basin, utility cupboard with plumbing for washing machine, door to side aspect, tiled floor with underfloor heating

Bedroom Two 13’6” x 8’6” (4.13 x 2.61)

Double glazed window to front aspect, radiator, laminate flooring

Bedroom Three 10’7” x 9’11” (3.24 x 3.04)

Double glazed windows to front and side aspects, radiator, carpet flooring

Bedroom Four 10’0” x 8’10” (3.05 x 2.70)

Carpet flooring, radiator, double glazed window to rear aspect

Family Bathroom

Obscure window to rear aspect, shower over bath, WC, hand wash basin, chrome heated towel radiator, tiled flooring with underfloor heating

EXTERIOR

Front

Tandem length driveway leading to Single Garage, side access gate to rear garden, large area to lawn with mature border hedgerow, path to front entrance door.

Rear Garden

Raised paved patio seating area, with steps down to the garden laid largely to lawn with mature borders and some established fruit trees. Further paved area siting oil tank, door to outbuilding and Garage

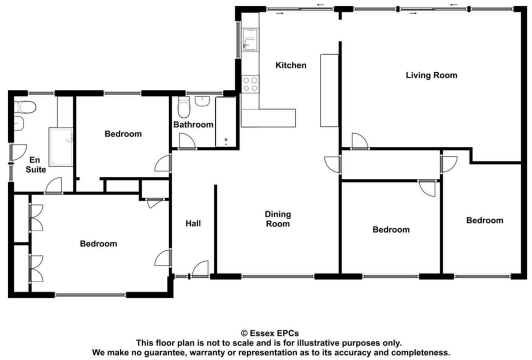
Garage & Outbuilding

Single garage with up and over door, with adjoining brick built outbuilding with internal power connected, presently used as a home gym area.

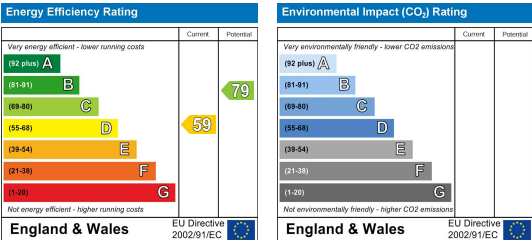
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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