

Next to the family bathroom is bedroom four and beyond this bedroom three. This property is such a versatile home, ideal for a young family or an older couple with visiting relatives; each bedroom is self-contained with an Ensuite or access to the family bathroom.

Bedroom 2 is the last room to explore, so light and spacious, with a window looking out on to the front of the property. Discover your pristine Ensuite with rainfall walk-in shower, floating washbasin, and WC.

Step outside...

Glimpsed from so many rooms inside, time to take a closer look at the lavish garden. Step out of the Bi-folds straight on to a patio area (perfect for enjoying a cup of tea in the morning sun), unfurling into a rear lawn. From the garden, you also have access to your double garage.

SERVICES:

ALL MAIN SERVICES ARE CONNECTED TO THE PROPERTY WITH THE EXCEPTION OF GAS.

Note: We have not tested any of the services.

VIEWING: By appointment with the sole agents

JOSCELYNE CHASE TEL: (01376 322 222)



For Sale

£750,000 Freehold

For further information or to arrange a viewing
please call 01376 322222

The Confiers, Plot 5, Braintree Road, Shalford, CM7 5HF

EXCLUSIVE, READ ALL ABOUT IT.

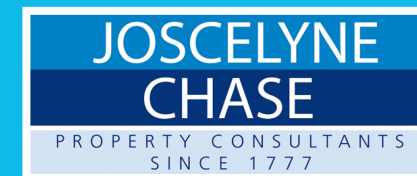


TO ARRANGE A VIEWING PLEASE CALL 01376 322222



- Exclusive Development
- Over 2000sqft
- Beautiful Village Location
- Farm land Views
- Smeg Appliances
- Double Garage
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Plot 5

Warm Welcome.

Travel along Braintree Road until you spy the dominant entrance to The Confiers. Follow the long private blocked paved driveway down and behold the private estate of six large new build homes stylishly designed and NHBC guaranteed.

Park up to the side of the house in front of your double garage. Take the Indian sandstone paving, bordered by two swatches of lawn, up to the front door with porch overhead. A single window to the right-hand side draws light into the entrance hall beyond.

Step inside...

Enter a light and bright, entrance hallway, ahead, an oak staircase leads up to the next level, but

first, slip through to the right, and freshen up in your sparkling downstairs washroom. Across the hallway on exit from the downstairs WC take the door opposite into a study allowing you to embrace the work from home movement from the office. An excellent light bright working space. Too hot or cold in here? No problem Hive smart heating allows each room to be independently heated, controlled through a thermostat found in each room throughout the house.

At the far end of your airy hallway take the door on the right. Welcome to your sitting room, allow yourself to be thoroughly delighted by the views from out of the bi-fold doors allowing views of the garden and farmland beyond. In the winter, settle down in front of the striking fireplace fitted with a wood-burning stove.

Friends, family & feast...

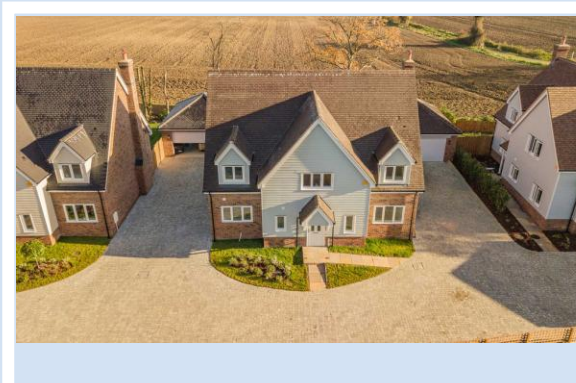
On exiting the sitting room sneak a peek through the door ahead. A light, culinary hub unlike any other, this thoroughly contemporary space is family centric. Eyes instantly pull towards the many light sources; the under cupboard lighting, the spotlights within the ceiling, the trio panel window within the kitchen space and the bi-folding doors, ensuring the room is illuminated day and night. Take a seat in the dining area, the bi-folding doors frame views out to the private patio area, unfurling into a rear lawn and onto pastoral views. Enjoy laughter-filled afternoons and evenings sitting with friends and a bottle of wine. The kitchen/breakfast room is decorated in light grey painted walls with a white, textured gloss brick effect half-tile within the kitchen area, and large porcelain tiles underfoot. The kitchen is fitted with an array of top-quality fittings and appliances to include Smeg double oven, electric hob, dishwasher, fridge-freezer and washing machine. The designer kitchen provides an array of Shaker style units which present soft-close cupboards and drawers containing copious amounts of storage. Silestone quartz worktops run the length of the units, making way for a double chrome sink. Make the central island your inner chef's home; functional, practical, and stylish with hidden pop up electrical socket point. Retracing the route to the entrance hall, take the

oak crafted corner stairs up to the first floor. Light is funnelled in through a unique sun tube.

Sumptuous sanctuary...

Take the door on your immediate right and enter the master bedroom, light floods in from the two sets of windows allowing you to wake-up to the finest views. Storage in here is maximised with a walnut effect double wardrobe with sliding doors. Slip through to your Ensuite, refresh and relax in this pristine room, clad in the same cool grey tiling as in all the bathrooms with exception to the feature zig-zag tile, within the walk-in rainfall shower. A floating washbasin contains two vanity unit drawers for storage. An integrated shaving point and a modern chrome heated towel radiator complete the room.

Walking out on to the hallway turn right and discover your pristine four-piece bathroom. Designed for convenience and practicality, accessible bathing is on hand to all the family. Fully tiled in soft grey with an integrated shaving point and a modern chrome heated towel radiator. As in the Ensuite shower room, this bathroom also features a wall-mounted washbasin which contains two vanity unit drawers for storage. A walk-in rainfall shower and a bath with side shower attachment complete the family bathroom.



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