

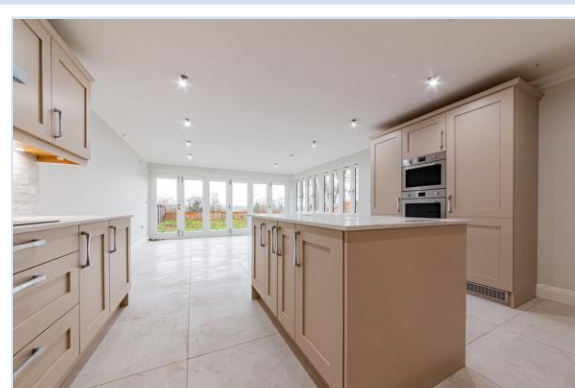
For Sale

£740,000 Freehold

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

The Conifers, Plot 1, Braintree Road, Shalford, CM7 5HF

THIS TRULY IS ONE OF A KIND.

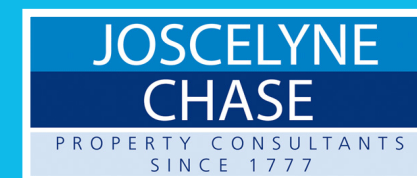


TO ARRANGE A VIEWING PLEASE CALL 01376 322222



- NHBC ten year build mark guarantee
- Traditionally built home using brick and block
- Timber double glazed
- Fully tiled bathrooms and en suites
- Bi-fold doors
- Block paved driveway
- Indian sandstone paving

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Warm Welcome.

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

Welcome to plot 1 The conifers a detached four bedroom chalet bungalow.

Pull up on to your private, block paved driveway with room for two or more cars, facing your double garage. Take the Indian Sandstone path, pass the garage along the private front courtyard until you reach the front porch. Experience the stylishness of design instantly upon arrival through the front door in to the light and bright entrance hall. An oak staircase ahead, with

glimpses into the contemporary kitchen.

"Each room has its own hive thermostat control"

First Turn left through the well-crafted oak door leading through into bedroom two, sumptuously-sized, so spacious and soothing, decorated in neutral tones, and a large window looking out on to the front garden. Freshen up in the stylish and convenient ensuite shower-room, fully tiled and equipped with Rainfall walk-in shower, sink with vanity, WC and heated towel rail. Across the hallway, the third of four bedrooms is next to explore. So light and spacious, overlooking the front garden. Returning to the entrance hallway, sneak a peek into bedroom 4, a double bedroom which would also make a wonderful space for a home office or playroom.

Refresh and relax in the pristine bathroom found on the ground floor, Fully tiled with stainless steel fittings featuring a walk-in rainfall overhead shower, bathtub with handheld attachment, sink with vanity unit and WC.

The heart of the home and true focal point is the contemporary open-plan kitchen-breakfast area found at the very far of the entrance hallway. Immediately, all eyes are drawn to the wall of bi-fold doors, overlooking the outside patio area. Feast by the doors in the winter and come summertime, simply pull the doors back and step out for an al-fresco breakfast, lunch, and dinner. Brimming with light from end to end the contemporary kitchen/breakfast room offers light grey painted walls with a stone-coloured, textured gloss finish porcelain brick effect half-tile. This kitchen is fitted with an array of top-quality fittings and appliances including, 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 chef's home; functional, practical and stylish with hidden pop up electrical socket point. Retracing the route to

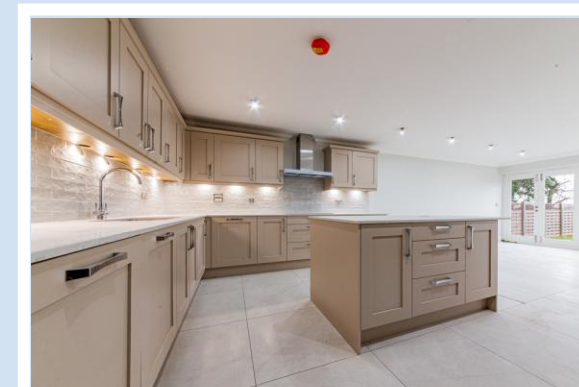
the entrance hall, take the next door upon exiting the kitchen and enter the sitting room. Beauty and comfort combine in this space, where the light streams in through a wall of bi-fold doors. A modern fitted log burner sits on black hearth tiles within an eye-catching, brick surround and solid oak, beam above, perfect for snuggling up and enjoying the cosy vibes on a winter's evening. The sitting room is decorated in elegant, light grey tones, this cosy lounge is the ideal place to relax, with views out towards your garden and pastoral views.

Step Upstairs

Take the solid oak staircase up to the first floor and step into the main bedroom suite. A space offering so much more than just a master bedroom. To the right at the top of the stairs is a perfect space for a sitting area with Velux Window to the ceiling.

Where dreams are made...

Turning left from the top of the stairway, explore the voluminous delights of the bedroom, spaciousness and light, assisted through a generous window which overlooks the rear garden and open farm-land with stunning views over Shalford and beyond. This bedroom presents perfect space for a walk-in wardrobe which would then allow you to slip through to the ensuite.



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