



Barryfields, Shalford, Braintree, CM7 5HJ



welcome to

Barryfields, Shalford, Braintree

**** GUIDE PRICE £600,000 - £650,000 **** William H Brown are proud to offer this deceptively spacious and well presented five bedroom detached family home situated in the sought after village of Shalford with local Pub and Shop.



Porch

Radiator. Door leading to

Hallway

Radiator. Storage cupboard. Stairs to first floor.

Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Lounge

20' x 12' 3" (6.10m x 3.73m)

Double glazed window to front aspect. Radiator.

Wood burning stove.

Dining Room

23' 2" x 11' (7.06m x 3.35m)

Two double glazed windows to rear aspect. Double glazed patio door to rear garden.

Kitchen

14' 7" x 14' 8" (4.45m x 4.47m)

Range of bespoke base and eye level units with quartz work surface incorporating a twin sink drainer with hot and cold mixer taps. 5 ring integrated induction hob with extractor fan over. Two integrated ovens. Large walk in pantry. Integrated fridge tower. Breakfast island with quartz work surface and cupboards below. Vertical radiator. Double glazed patio door to rear garden. Door leading to integral garage.

Garage

Power and lighting. Electric roller doors. Oil boiler. Space for multiple appliances including fridge, freezer and washing machine.

Landing

Loft access.

Bedroom One

15' 7" + recess x 11' 6" + recess (4.75m + recess x 3.51m + recess)

Double glazed window to rear aspect. Radiator.

Fitted wardrobes.

En-Suite

Obscure double glazed window to side aspect. Walk in double shower. Panel enclosed bath with hot and cold mixer taps. Low level WC. Vanity hand wash basin.

Bedroom Two

15' 5" x 9' 4" (4.70m x 2.84m)

Double glazed window to front aspect. Radiator.

Bedroom Three

11' 3" x 12' 4" (3.43m x 3.76m)

Double glazed window to front aspect. Radiator.

Bedroom Four

14' 8" x 9' 1" (4.47m x 2.77m)

Double glazed window to rear aspect. Radiator.

Three built in double wardrobes.

Bedroom Five

7' 6" x 8' 3" (2.29m x 2.51m)

Double glazed window to front aspect. Radiator.

Storage cupboard.

Bathroom

Obscure double glazed window to rear aspect. Walk in double shower. Low level WC. Pedestal hand wash basin.

Garden

Approximately 120 ft rear garden with patio, lawn and mature trees & shrubs. Large vegetable / growing area to rear. Shed and workshop both with power and lighting.

Parking

Driveway to front for multiple cars, leading to garage.



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welcome to

Barryfields, Shalford, Braintree

- Five Bedroom Detached House
- Sought After Village Location
- Large Rear Garden
- Spacious Accommodation
- Decorated to a High Standard

Tenure: Freehold EPC Rating: D

guide price

£600,000 - £650,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.tocalagent.com



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Property Ref:
BTR109066 - 0002

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