



## Mulberry Hill, Shenfield, Brentwood, Essex, CM15 8JS

£1,150,000



Situated in one of Shenfield's most sought after locations is this spacious four bedroom property that has been vastly improved by the present owner. This detached property benefits from a large open plan kitchen, dining, family room that is filled with natural light and fitted with contemporary kitchen units that are complete with quartz work surfaces, island unit and integrated appliances. The ground floor also features a Living Room, Study, Shower Room and Utility. There is an en-suite bathroom to the master bedroom, and a separate family bathroom, both of which are particularly large and extremely well appointed. A generous driveway leads to an attached garage and to the rear is a private garden.

- **SPACIOUS FOUR BEDROOM DETACHED HOUSE**
- **EXTENDED OPEN PLAN KITCHEN DINING FAMILY ROOM**
- **SEPARATE LIVING ROOM**
- **USEFUL UTILITY ROOM**
- **LARGE EN-SUITE TO MASTER BEDROOM AND SEPARATE FAMILY BATHROOM**
- **WALKING DISTANCE OF SHENFIELDS MAINLINE RAILWAY STATION**
- **STUDY FOR HOME WORKING**
- **IMMACULATELY PRESENTED THROUGHOUT**



## Ground Floor

### Entrance Hallway



5.03m x 2.13m (16' 6" x 7' 0")

Wood panelled entrance door opens onto the entrance hallway which has a staircase rising to the first floor landing with a storage cupboard beneath. There are wooden floors, a fitted coir mat, coved cornice to the ceiling recessed spot lighting and a radiator.

### Ground Floor Shower Room



2.19m x 2.07m (7' 2" x 6' 9")

Fitted in a white three piece suite which comprises of a pedestal wash hand basin, a low flush WC, and a walk in shower enclosure, with a glazed screen, tiled walls and wall mounted shower. There is recessed spot lighting, coved cornice to the ceiling and an obscured double glazed window to the front. The floors are tiled and there is a chrome heated towel rail.

## Study



2.63m x 2.19m (8' 8" x 7' 2")

Double glazed window facing the side aspect with a radiator set beneath and coved cornice to the ceiling.

## Living Room



3.85m x 4.20m (12' 8" x 13' 9")

Double glazed window overlooking the rear aspect with a radiator set beneath. There is a continuation of the wooden flooring from the hallway and coved cornice to the ceiling.

## Open Plan Kitchen / Dining / Family Room



A bright and spacious room which is ideal for entertaining. It has a modern and contemporary fitted kitchen, a large dining area and ample space for living.

## Kitchen Area



11.33m x 2.81m (37' 2" x 9' 3")

The kitchen itself is fitted in an extensive range of contemporary gloss handle-less units that are fitted to both base and eye levels. There are Quartz work surfaces which wrap around three sides with matching upstands, a double bowl sink unit with carved drainer and hot and cold mixer taps. Integrated appliances including a full height refrigerator, a full height freezer, a built in oven, a built in combination oven, a gas hob with extractor fan above and an integrated dishwasher. There is recessed spot lighting to the ceiling, Amtico floors and fitted shutters to the windows. There is an island unit which matches the kitchen and is also fitted with a Quartz work surface that has an additional wood block breakfast bar attached.

## Dining / Family Room Area

4.51m x 4.65m (14' 10" x 15' 3")

Bi-folding doors that open back to provide an opening that measures 3.29 metres (10' 10") and has views over and direct access to the rear garden. There are raised electronically controlled sky light windows and a continuation of the Amtico flooring which is heated underfloor.



## Utility Room



5.08m x 1.69m (16' 8" x 5' 7")

Fitted in matching units to that of the kitchen, there is space and plumbing for a washing machine and tumble dryer, and a stainless steel sink drainer unit. There is a double glazed window with fitted shutters which faces the front.

## Garage

5.33m x 3.05m (17' 6" x 10' 0")

Up and over style door with power and light connected, wall mounted gas boiler and pressurised hot water cylinder.

## First Floor

### Landing



4.39m x 1.79m (14' 5" x 5' 10")

Double glazed window facing the front aspect with a fitted shutter. There is access to the loft space, recessed spot lighting and coved cornice to the ceiling.

### Master Bedroom



4.16m x 3.31m (13' 8" x 10' 10") plus a dressing area measuring 3.19m x 1.26m (10' 6" x 4' 2") to the front of built in wardrobes. The bedroom has a double aspect with double glazed window facing the side and double glazed window facing the rear and a radiator set beneath. In the dressing area are two large built in cupboards, a further radiator and access to the loft space.

### En-Suite Bathroom



3.08m x 3.86m (10' 1" x 12' 8")

A beautifully appointed en-suite bathroom fitted with a four piece suite which comprises of a large tiled panel bath with integrated bath filler and separate hand held shower attachment. There is also a large walk in shower enclosure which has a 1.5 metre wide shower tray, a wall mounted hand shower attachment and an overhead rainfall shower. There is also a vanity hand wash basin with cupboard beneath and an illuminated vanity mirror above, a close coupled WC and a chrome heated towel rail. The walls are fully tiled and are complimented by Amtico flooring, there are obscured double glazed windows facing the front and the side. Recessed spot lighting, storage cupboard and underfloor heating.

### Bedroom Two



3.50m x 3.98m (11' 6" x 13' 1") to the front of fitted wardrobes. This bedroom is situated on the rear of the property with a double glazed window overlooking the garden which has a radiator set beneath, there are also fitted wardrobe cupboards.

### Bedroom Three



3.21m x 3.18m (10' 6" x 10' 5")

Double glazed window overlooking the rear garden with radiator set beneath. Fitted wardrobe cupboards and coved cornice to the ceiling.

### Bedroom Four



2.83m x 2.55m (9' 3" x 8' 4")

Double glazed window with fitted shutters facing the front

elevation with radiator set beneath.

## Family Bathroom



4.03m x 2.81m (13' 3" x 9' 3")

Another beautifully appointed bathroom which is large and spacious. There is a large tiled panel bath which has an integrated bath filler and a separate hand held shower attachment. There is also a large walk in shower enclosure with an overhead rainfall shower and a wall mounted hand held shower attachment and glazed screen. Vanity hand wash basin with cupboards beneath and an illuminated mirror above, close coupled WC and two chrome heated towel rails. To the ceiling is recessed spot lighting, the walls are fully tiled and there is Amtico flooring which is heated under floor. An obscured double glazed window faces the front.

## Exterior

### Front Garden

The property is set back from the road with a large driveway providing off street parking that leads to the garage. There is an area which is laid to lawn and shrubs to the side.

### Rear Garden

The rear garden commences with a paved patio area that provides space for outside dining and the remainder is laid to lawn with planted borders on either side. To the rear of the garden are large screening trees.



### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.