



- Four Bedroom Family Home
- Detached
- Double Garage
- Sought After Village Location
- Newly Built Conservatory
- Cloakroom
- Extended & Improved Throughout
- Large Kitchen/Diner With Vaulted Ceilings
- Potential To Extend STPP
- Loft Room

**Ports Croft, The Street, Shalford, Braintree, Essex. CM7 5HN.**

\*\*Guide Price £625,000-£650,000\*\*

Occupying an unoverlooked plot within the frequently requested village of Shalford, which offers an excellent array of local amenities including a public house, a village shop, and a highly reputable Primary School, is this professionally extended and immaculately decorated four bedroom detached house. Offering spacious accommodation over both floors and close proximity to the market town of Braintree, this well-established residence would make a versatile family home for a variety of prospective purchasers. The vast ground floor accommodation features an entrance hall that provides access to the first floor, a cloakroom, a high spec kitchen/diner that features vaulted ceilings & Quartz worktops, a separate dining room with a log burning stove, a 20' lounge with an open fireplace, and a recently built conservatory with French doors out to the rear garden.



# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, solid oak parquet flooring, stairs rising to the first floor, doors to;

## Cloakroom

Obscure double glazed window to front, tiled floor & walls, WC, hand wash basin.

## Living Room



20' 8" x 11' 9" (6.30m x 3.58m) Double glazed window to rear, radiator, oak flooring, a feature brick floor to ceiling fireplace, television point, French doors to;

## Conservatory



13' 2" x 11' 3" (4.01m x 3.43m) Brick side walls and double glazed windows to multiple aspects, self-cleaning glass, orangery-style overhead LED lighting, ceramic tiled floor, French doors to rear garden.

## Dining Room



20' 8" x 10' 8" (6.30m x 3.25m) Double glazed window to front, double glazed doors to rear, radiator, separate seating area, large wood-burning stove, oak effect laminate flooring, door to;

## L-Shaped Kitchen



20' 6" x 28' 10" (6.25m x 8.78m) Double glazed windows to the side and to the rear, double glazed doors to the rear garden, vaulted oak-beamed ceiling, country-style stone tiled floor, 4 radiators, matching wall & base units with quartz worktops over, inset double ceramic butler sink, dishwasher, space for large range cooker with extractor over, space for appliances and American style fridge/freezer, tiled splashback, door to garages.

## First Floor Galleried Landing

Double glazed window to rear, carpeted stairs and landing, loft access, doors to;

# Property Details.

## Bedroom One



13' 0" x 11' 9" (3.96m x 3.58m) Double glazed windows to rear and side aspects, carpeted flooring, radiator.

## Bedroom Two



10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window to rear, laminate flooring, radiator, door to;

## Loft Room/Fifth Bedroom

26' 6" x 9' 7" (8.08m x 2.92m) Two double glazed Velux windows to front, radiator.

## Bedroom Three

10' 7" x 10' 9" (3.23m x 3.28m) Double glazed window to front, laminate flooring, radiator, built-in wardrobe and cupboard space.

## Bedroom Four

11' 8" x 7' 4" (3.56m x 2.24m) Double glazed window to side, laminate flooring, radiator.

## Bathroom



Obscure double glazed window to front, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, fully tiled walls, 'P' shaped bath with shower over, extractor fan.

## Rear Garden



The overlooked rear garden commences with a paved area with the remainder of the garden laid to lawn, a separate seating area, outside tap & lighting, enclosed by panelled fencing, side access via a gate.

## Double Garage

There is an integral double garage with two up & over doors.

## Parking

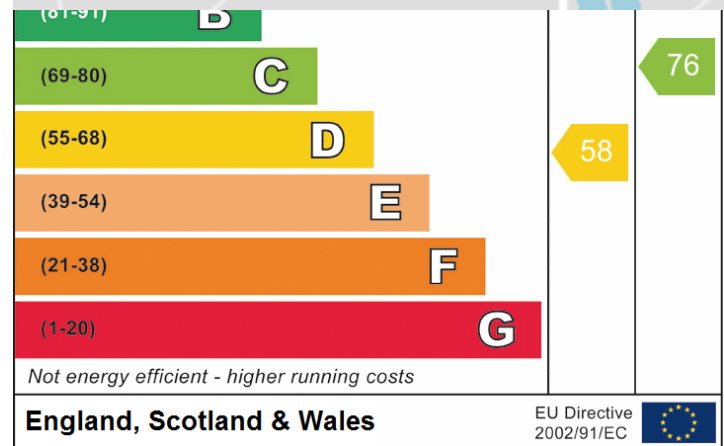
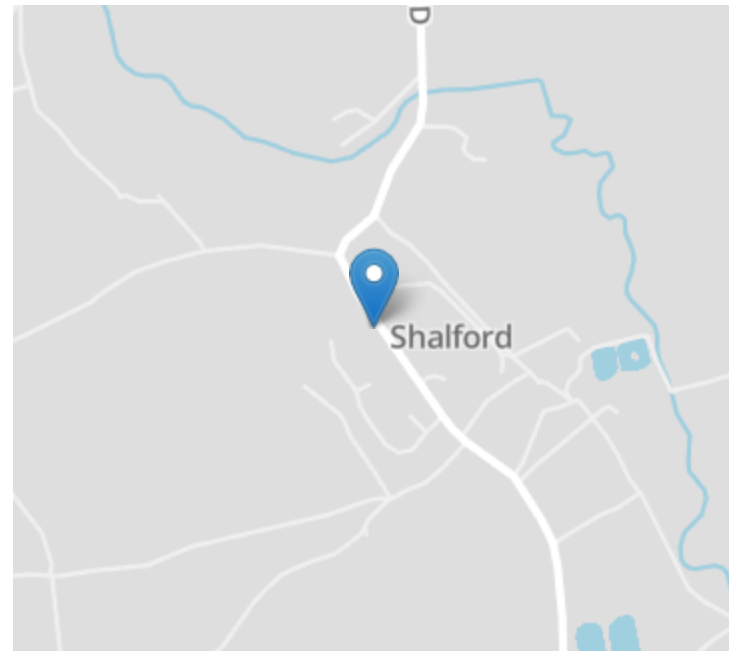
There is driveway parking for two vehicles in front of the garage.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.