



- Four bedroom detached house
- 2500 sqft of accommodation
- Sought after village location
- Field views to the front & rear
- Double garage & ample off road parking
- 1/4 Acre plot
- Gas central heating
- Two bathrooms
- Potential to extend (STPP)P
- Log burner

82 Shalford Road, Rayne, Braintree, Essex. CM77 6BY.

** Guide Price £600,000 - £650,000 **

Occupying a fabulous plot with far-reaching field views to both the front & rear of the property is this substantial four bedroom detached residence situated in Duck End Green, which makes up part of the frequently requested village of Rayne. The village itself offers a good range of local amenities which includes a selection of pubs/restaurants, a village shop & post office, and Primary Schooling, as well as easy access to Braintree's vibrant town centre. The ground floor accommodation is vast and some highlights include an entrance hall, sitting room/ family room, living room with a feature fireplace & log burner, bathroom/cloakroom, a separate dining area, study, boot room, and a kitchen diner with stunning views out to the rear garden. On the first floor, you will find four large double bedrooms and an additional shower room with 'his & hers' sinks. As previously mentioned, this impressive family home sits on a large plot which measures approximately 1/4 of an Acre with



Property Details.

Ground Floor

Entrance

Double glazed entrance door to:

Entrance Hall

Radiator, tiled floor, coving, airing cupboard, doors to;

Bathroom

Separate low-level WC. Hand wash basin, panelled bath, double glazed window to rear, radiator, tiled floor.

Sitting Room / Family Room

22' 0" x 12' 5" (6.71m x 3.78m)

Double glazed window to front and side, two radiators, stairs to the first floor;

Utility Room

9' 6" x 9' 7" (2.90m x 2.92m)

Inset sink unit with right hand drainer, work surfaces to side, fitted shelving and fitted cupboard, space for appliances, tiled floor, double glazed window to rear, American fridge/freezer to remain, washing machine

Kitchen/Breakfast Room



16' 2" x 11' 8" (4.93m x 3.56m)

Inset double bowl sink with cupboards under, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, oven hob and extractor fan, double glazed window to rear and side, tiled floor, radiator, double glazed door to side.

Living Room



22' 5" x 15' 8" (6.83m x 4.78m)

Double glazed window to front, two radiators, feature brick fireplace with inset log burner, coving, under stairs storage cupboard, stairs to the first floor;

Inner Hall

Double glazed door to side, radiator, coving.

Boot Room

13' 2" x 4' 3" (4.01m x 1.30m)

Double glazed window to rear, wall mounted boiler, coving, tiled floor.

Study



12' 5" x 13' 11" (3.78m x 4.24m)

Double glazed window to front and side, radiator, tiled floor, coving.

Property Details.

Dining Room

12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed box bay window to front, radiator, tiled floor, coving

First Floor

First Floor Landing

Doors to;

Bedroom One



15' 7" x 15' 6" (4.75m x 4.72m)

Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two



17' 1" x 13' 0" (5.21m x 3.96m)

Double glazed window to side, radiator, vaulted ceiling.

Bathroom

Low-level WC, twin wash hand basin, walk-in shower cubicle, radiator, Velux window to rear, radiator, tiled walls to ceiling.

Bedroom Three

15' 7" x 11' 8" (4.75m x 3.56m)

Double glazed window to rear, radiator, built in wardrobes, laminate floor

Bedroom Four

16' 8" x 11' 8" (5.08m x 3.56m)

Double glazed window to rear, vanity hand wash basin with cupboards under, storage cupboard.

Outside

Outside



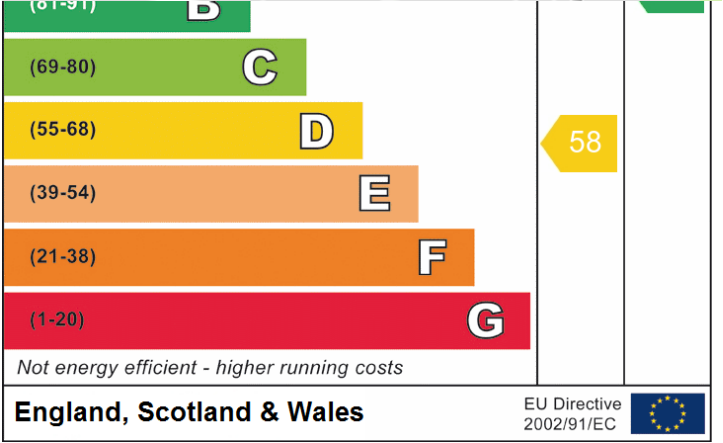
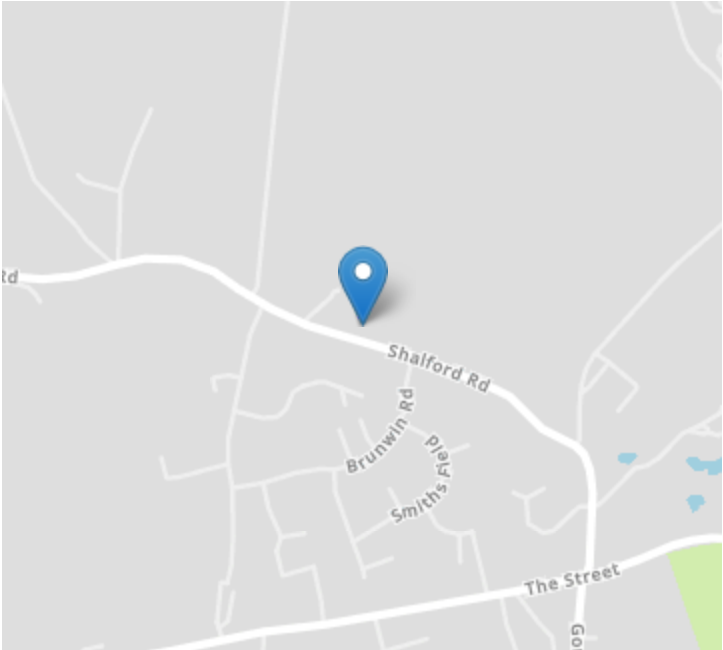
The property itself sits on a fabulous plot with stunning farmland views to front and rear. The gardens are predominantly laid to lawn with a wide range of flowers, trees, and shrubs and there is a lovely feature decked area to the rear with a covered canopy. There is also a large driveway leading to the detached double 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.