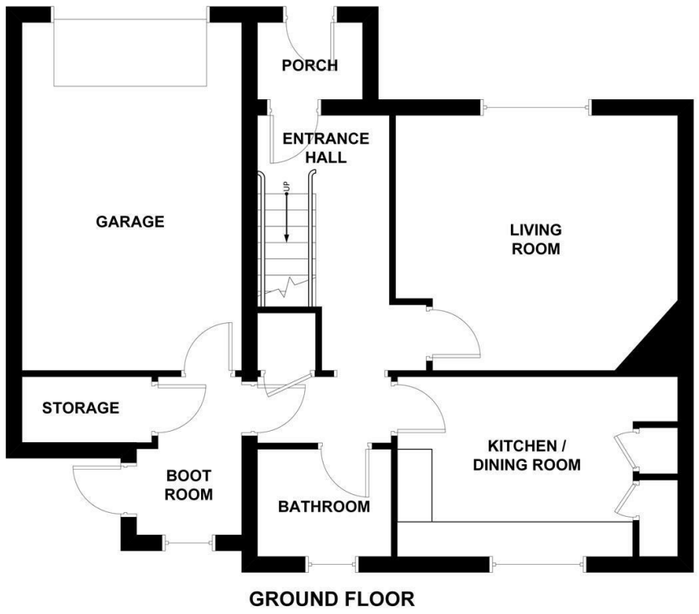
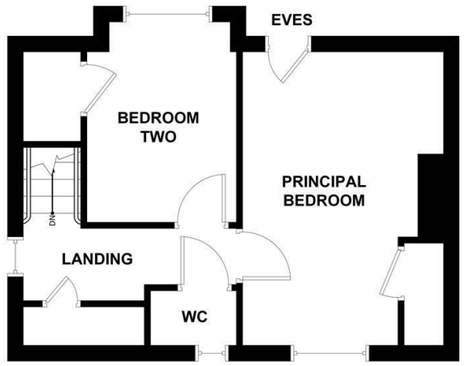


GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA
EX. GARAGE: 900 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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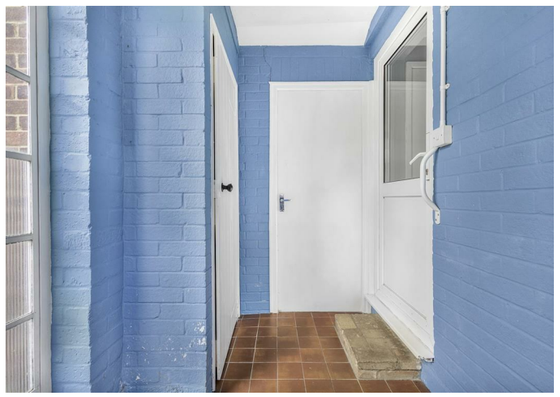
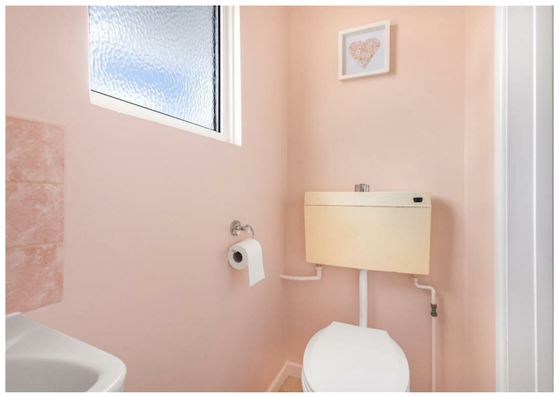
BARRYFIELDS, SHALFORD, BRAINTREE

OFFERS OVER £290,000





BARRYFIELDS
SHALFORD
BRAINTREE

Located in the village of Shalford, this two bedroom semi-detached home offers spacious accommodation complemented by a generous rear garden. The ground floor features a living room, kitchen/dining room and bathroom, along with a practical boot room providing useful storage and direct access to the attached garage. An entrance porch and hallway complete the ground floor, while upstairs are two bedrooms, each benefiting from built-in storage, and a separate WC. The property is approached via a private driveway with off-road parking and a lawned front garden, while to the rear is an extensive garden with a paved patio, mature trees and planting, and a substantial area of lawn.

Garden & Parking

To the front, the property is approached via a private driveway providing off-road parking and access to the attached garage, alongside a neatly maintained lawn with established planting and mature shrubs.

The generous rear garden is predominantly laid to lawn and enclosed by timber fencing, with well-established borders and shrubs. A paved patio area adjoining the property offers space for outdoor seating and entertaining, while the broad expanse of lawn provides excellent scope for families, keen gardeners or further landscaping.

Additional Information

Oil central heating, mains waste drainage, freehold title.

- **Semi-detached Family Home**
- **Two Double Bedrooms**
- **Kitchen / Dining Room**
- **Living Room**
- **Boot Room with Storage**
- **WC and Separate Bathroom**
- **Porch**
- **Single Garage**
- **Driveway Parking**
- **Desirable Village Location**

Porch

4'7" x 3'11" (1.4m x 1.2m)
Entrance via glazed UPVC door, ceiling mounted light fixture, tiled flooring. Door to:

Entrance Hall

13'1" x 3'11" (4.0m x 1.2m)
Tiled flooring, access to under stairs storage and storage cupboard, carpeted stairs to first floor, ceiling mounted light fixture, various power points. Doors to Family Bathroom, Living Room, Kitchen / Dining Room, and Boot Room.

Living Room

15'8" x 13'1" (4.8m x 4.0m)
Double glazed UPVC window to front aspect, feature fireplace with timber mantlepiece, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

Kitchen / Dining Room

14'5" x 9'6" (4.4m x 2.9m)
Double glazed UPVC window to rear aspect, various base and eye level units with granite effect worksurfaces over, integrated double oven, four ring electric hob with extractor fan, single unit sink with mixer tap and drainer; tiled flooring, inset spotlights, access to storage, various power points.

Boot Room

8'6" x 5'6" (2.6m x 1.7m)
Door to side aspect, tile flooring, ceiling mounted light fixture, storage cupboard, Door to Garage.

Bathroom
Frosted double glazed UPVC window to rear aspect, three-piece suite comprising: low level WC, pedestal wash hand basin with separate taps, panel enclosed bath with shower; tile flooring and walls, wall mounted heated towel rail, inset spotlights.

First Floor Landing
Access via carpeted stairs with banister, double glazed UPVC window to side aspect, carpeted flooring, access to storage cupboards, ceiling mounted light fixture, various power points. Doors to: Bedroom one, Bedroom two, and Cloakroom.

Principal Bedroom
14'9" x 10'5" (4.5m x 3.2m)
Double glazed UPVC window to rear aspect, carpeted flooring, access to loft, access to storage cupboard, access to eves storage, ceiling mounted light fixture, various power points.

Bedroom Two
8'6" x 7'10" (2.6m x 2.4m)
Double glazed UPVC window to front aspect, carpeted flooring, ceiling mounted light fixture, various power points.

Cloakroom
Frosted double glazed UPVC window to rear aspect, vinyl flooring, ceiling mounted light fixture.