



A detached property boasting a **NEW KITCHEN** with granite work surfaces, a **53' REAR GARDEN**, and an **IMPRESSIVE 35' GARAGE**, entrance hall, cloakroom, lounge, **CONSERVATORY**, separate dining room, three bedrooms, refitted bathroom, and **15' MASTER BEDROOM** with EN SUITE. Potential to Extend/Convert Attic STPP.



Hamilton Piers of Chelmsford are delighted to offer for sale this rarely available three bedroom DETACHED property, boasting a larger-than-average garden and an impressive 35' GARAGE - ideal for hobby enthusiasts or as an outside gym/office. With entrance hall, cloakroom, NEW KITCHEN with granite work surfaces, lounge, CONSERVATORY, separate dining room, refitted bathroom, and 15' MASTER BEDROOM with EN SUITE, plus driveway parking, and the 53' REAR GARDEN. The property also offers ideal potential to EXTEND, or convert into the attic (subject to planning permission). Viewings are very highly recommended!

The accommodation, with approximate room sizes, is as follows:

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to front, stairs to first floor, radiator, doors to cloakroom, lounge, kitchen and double doors to dining room.

**CLOAK ROOM:**

Wall-mounted hand basin, low-level WC, towel radiator, tiled walls and floor.

**LOUNGE: (15' 4" x 10' 6")**

Two double glazed windows to front, feature gas fireplace, opens to conservatory.

**CONSERVATORY: (11' 5" x 9' 10")**

Double glazed windows to side and rear aspects, french doors to side, pitched perspex roof with ceiling fan/light, tiled floor, radiator.

**KITCHEN: (14' 1" x 7' 2")**

Double glazed window to rear, door to rear, recently refitted kitchen with a range of white gloss wall and base units, granite work surfaces with stainless steel sink and drainer unit inset, built-in Electrolux double oven, plus AEG induction hob with stainless steel extractor hood over, integrated washing machine, slimline dishwasher and fridge freezer, radiator.

**DINING ROOM: (10' 2" x 7' 8")**

Double glazed window to front, radiator.

**FIRST FLOOR:-**

**LANDING:**

Obscure double glazed window to rear, airing cupboard, loft access, doors to all bedrooms and bathroom.

**BEDROOM ONE: (15' 6" x 10' 10" > 8' 10")**

Two double glazed windows to front, double glazed window to rear, built-in bedroom furniture to one wall, two radiators, door to en suite.

**EN SUITE:**

Obscure double glazed window to front, fully-tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled walls and floor, towel radiator.

**BEDROOMTWO:(8' 5" x 8' 3" plus door recess)**

Double glazed window to front, radiator.

**BEDROOMTHREE:** (11' 3" x 6' 10")

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

Two obscure double glazed windows to front, panelled bath with shower over, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled walls and floor.

**EXTERIOR:**

**REAR GARDEN:**

The rear garden measures 53' and is manily laid to lawn, with block-paved patio area, door to garage, gated side access, and some mature hedge/plant borders.

**FRONT GARDEN:**

To the immediate front of the property is a hard-standing area, providing off-road parking, with driveway adjacent leading to the very large detached garage.

**GARAGE:** (35' 2" x 8' 11")

A very large garage with electric up and over door, windows and door to side, power & lighting, and eaves storage space.

**AGENTS NOTES**

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

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