



A well-presented DETACHED family home with an IMPRESSIVE 60' REAR GARDEN, located in a quiet cul-de-sac and boasting entrance hall with CLOAKROOM/wc, spacious lounge/diner, MODERN KITCHEN, 12' CONSERVATORY, three bedrooms, MODERN BATHROOM, garage and driveway parking. Viewings are highly recommended!



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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to front, double glazed window to front, stairs to first floor, radiator, door to cloakroom, kitchen and lounge.

**CLOAK ROOM:**

Obscure double glazed window to front, low-level WC, pedestal wash hand basin, chrome towel radiator, wood-effect flooring.

**LOUNGE/DINER: (15' 4" x 14' 10")**

Double glazed window to rear, under-stairs storage cupboard, wood-effect flooring, two radiators, double glazed sliding patio doors to rear into conservatory.

**CONSERVATORY: (12' x 9' 9")**

Double glazed french doors to rear, double glazed windows to side and rear aspects, oak flooring.

**KITCHEN: (10' 10" x 8' 9")**

Double glazed window to front, modern range of wall and base level units, rolled edge work surfaces with stainless steel sink inset, built-in Neff stainless-steel oven, gas hob and stainless steel extractor hood, space for washing machine, fridge freezer and dishwasher, gas boiler to wall.

**FIRST FLOOR:-**

**LANDING:**

Loft access via hatch, radiator, doors to all bedrooms and bathroom.

**BEDROOM ONE: (13' 4" x 9' 2")**

Double glazed window to front, radiator.

**BEDROOM TWO: (12' 5" x 9' 1")**

Double glazed window to rear, radiator.

**BEDROOM THREE: (7' 2" x 5' 11")**

Double glazed window to rear, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to front, modern suite with low-level WC, panelled bath with shower over, pedestal wash hand basin, tiled walls with chrome towel radiator, airing cupboard.

**EXTERIOR:**

**REAR GARDEN:**

The rear garden measures 60' maximum in depth and is mainly laid to lawn, with decked patio area, hedge borders, shed to rear, up and over door to garage.

**FRONT GARDEN:**

To the side of the property is the driveway, providing off-road parking, and garage, with up and over door to front and rear.

**AGENTS NOTES**

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

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.