

Tyrells Way

Great Baddow, Chelmsford, CM2

Offers in excess of £399,995





A spacious DETACHED property boasting THREE GOOD-SIZED BEDROOMS, entrance hall & cloakroom, SPACIOUS LOUNGE, dining room, MODERN KITCHEN & UTILITY ROOM, and refitted family bathroom. Plus a garage & driveway, and the 45' REAR GARDEN. Within easy access to local shops, schools & the City Centre!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: phil@hamiltonpiers.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford are delighted to offer for sale this spacious and well presented link-DETACHED property located in the sought after area of Great Baddow - within easy access to the City Centre, local shops and popular schooling. Boasting THREE GOOD-SIZED BEDROOMS, entrance hall & cloakroom, SPACIOUS LOUNGE, separate dining room, MODERN KITCHEN & UTILITY ROOM, and refitted family bathroom. Externally the property offers a GARAGE (with potential to convert into additional accommodation or EXTEND over, STPP), driveway parking, and the 45' REAR GARDEN. Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, radiator, door to lounge.

LOUNGE: (15' 11" x 15' 6")

Double glazed bow window to front, feature fireplace with granite hearth, two radiators, stairs to first floor, door to dining room.

DINING ROOM: (11' 5" x 8' 6")

Double glazed sliding patio doors to rear, radiator, door to kitchen.

KITCHEN: (13' 4" x 6' 9")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in stainless steel double oven with gas hob over, space for dishwasher and fridge, door to inner hallway.

INNER HALLWAY:

Door to garden, door to utility room and cloakroom.

UTILITY ROOM: (8' 2" x 4' 8")

Wall and base units, space for tumble dryer, washing machine and freezer, door to garage.

CLOAKROOM:

Obscure double glazed window to rear, low-level WC, pedestal wash hand basin, tiled walls, radiator.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch (partly boarded), doors to all bedrooms and bathroom.

BEDROOM ONE: (15' 9" x 8' 11")

Double glazed window to front, radiator.

BEDROOM TWO: (11' 4" x 8' 10")

Double glazed window to rear, radiator.

BEDROOM THREE: (9' 7" x 6' 7")

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, pedestal wash hand basin, part tiled walls, radiator.

EXTERIOR:

REAR GARDEN:

Block paved patio area, mainly laid to lawn, two sheds, gated side access.

FRONT GARDEN:

Driveway parking for two cars and access via up and over door to garage (with power and lighting connected).

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.