





A spacious detached house with THREE GOOD-SIZED BEDROOMS and a 70' REAR GARDEN, plus entrance hall & cloakroom, spacious lounge, IMPRESSIVE 21' MODERN KITCHEN DINER, refitted family bathroom, DETACHED GARAGE and driveway parking. Located in a quiet cul-de-sac.
CALL TO VIEW TODAY ON 01245 269 777.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	86
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	86
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers, Chelmer Village's Specialist Agent, are delighted to offer for sale this spacious detached house with THREE GOOD-SIZED BEDROOMS and a 70' REAR GARDEN, plus entrance hall & cloakroom, spacious lounge, IMPRESSIVE 21' MODERN KITCHEN DINER, refitted family bathroom, DETACHED GARAGE and driveway parking. Located in a quiet cul-de-sac on the edge of Chelmer Village. CALL TO VIEW TODAY ON 01245 269 777.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, storage cupboard, radiator, tiled floor, doors to cloakroom, lounge & kitchen diner.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, wall mounted hand wash basin, tiled walls & floor.

LOUNGE: (15'4" x 15')

Double glazed window to front, stairs to first floor, wood effect flooring, feature fire place with coal effect fire inset, radiator, patio doors to garden.

KITCHEN/ DINER: (21'3" x 8'11")

Double glazed windows to front & rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, built in gas hob (with extractor over) & oven, space for washing machine, dishwasher & fridge freezer, tiled floor, breakfast bar, doors to garden & lounge.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front, doors to all bedrooms & family bathroom.

BEDROOM ONE: (14'10" x 9'3")

Double glazed window to front, built in wardrobe, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to rear, fully tiled shower cubicle, low-level WC, wall mounted hand wash basin, tiled walls & floor, chrome towel radiator.

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BEDROOMTWO:(11'10" x 8'7")

Double glazed window to rear, radiator, built in wardrobe.

BEDROOMTHREE: (8'8" x 6'9")

Double glazed window to front.

FAMILYBATHROOM:

Obscure double glazed window to front, panel bath with shower over, wall mounted hand wash basin, low-level WC, tiled walls and floor.

EXTERIOR:

REAR GARDEN:

A 70' mature rear garden with block paved patio to the immediate rear of the property, remainder laid to lawn, storage shed and access to the garage.

FRONT GARDEN:

Shingled area to front with driveway to the side leading up to the garage with up and over door (power & lighting connected).

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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.