

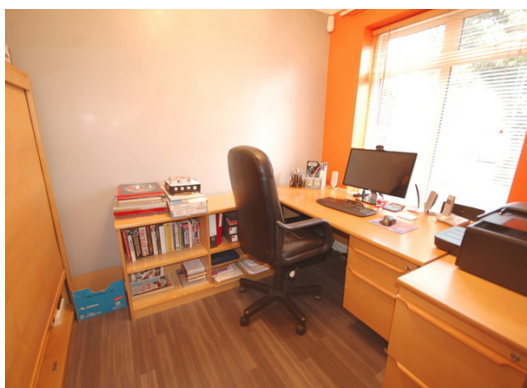
# Woodham Drive

Hatfield Peverel, Chelmsford, CM3

£525,000



A large detached family home boasting FOUR GOOD-SIZED BEDROOMS and a DOUBLE GARAGE, plus entrance porch, hall & cloakroom, STUDY/ PLAY ROOM, fitted kitchen & utility rm, SPACIOUS 19' LOUNGE, dining rm, conservatory, refitted bathroom & EN SUITE, parking for 4-6 cars, and an UN-OVERLOOKED GARDEN.



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Hamilton Piers are pleased to offer for sale this large and spacious DETACHED family home, located on arguably one of Hatfield Peverel's most desirable turnings and boasting a DOUBLE DETACHED GARAGE and FOUR VERY GOOD-SIZED BEDROOMS, plus entrance porch, a spacious reception hall, ground-floor cloakroom/wc, STUDY/PLAY ROOM, a spacious 19'7" lounge with brick fireplace, CONSERVATORY to side, spacious dining room (which could be opened up to create a 25' kitchen diner!\*), FITTED KITCHEN & UTILITY ROOM, refitted family bathroom and EN SUITE to the master bedroom.

Externally the property boasts PARKING FOR UPTO 6 CARS, the double garage, and a private and UN-OVERLOOKED REAR GARDEN, with side patio/BBQ area (with SUMMER HOUSE/ outside gym).

The property is located within a short walk to local shops, schools, amenities, and Hatfield Peverel's mainline station.

Viewings are very highly recommended.

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

#### GROUND FLOOR:-

##### ENTRANCE PORCH:

UPVC entrance door to front, double glazed window to side, walk-in storage cupboard, door to hallway.

##### ENTRANCE HALL:

A spacious reception hall with part-galleried stairs to first floor, under-stairs storage cupboard (housing burglar alarm mains), radiator, doors to lounge, dining room, kitchen, study, and cloakroom.

##### CLOAK ROOM:

Obscure double glazed window to side, low-level WC, wall-mounted hand basin, chrome towel radiator, tiled floor.

##### STUDY/ PLAY ROOM: (9' 10" x 7' 1")

Double glazed window to front, wood-effect flooring, radiator.

##### LOUNGE: (19' 7" x 11' 7")

Double glazed window to front and side, brick fireplace with coal-effect gas fire inset, two radiators, french doors to side into conservatory.

##### CONSERVATORY: (8' 11" x 8')

Double glazed windows to front, side and rear aspects, double glazed french doors to front (opening to side patio/BBQ area), tiled floor, radiator.

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

A good-sized dining room that could be opened up fully to the kitchen area to create a very large kitchen diner (which would then measure an impressive 25' long, approx). Double glazed sliding patio doors to rear, radiator, archway to kitchen.

##### KITCHEN: (12' 11" x 7' 5")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink and bowl unit inset, integrated dishwasher and fridge freezer, space for cooker, radiator, door back through to entrance hall and door to utility room.

##### UTILITY ROOM: (7' 5" x 4' 10")

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Double glazed window to rear, door to side, butler sink, space and plumbing for washing machine and tumble dryer, storage cupboards to one wall, Vaillant gas boiler to wall (fitted in the last 2 years approx).

**FIRST FLOOR:-**

**LANDING:**

Double glazed window to front, access via hatch to good-sized, mostly-boarded loft (with pull down ladder and power/lighting), storage/airing cupboard, doors to all bedrooms and bathroom.

**BEDROOM ONE: (14' 4" x 12' 3" inc. wardrobes)**

A spacious master suite with double glazed window to rear, fitted wardrobes to one wall, radiator, door to en suite.

**EN SUITE:**

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

**BEDROOMTWO:(16' 5" x 11' 9")**

A very generous sized second bedroom - ideal as a guest suite. With double glazed window to front and side, radiator.

**BEDROOMTHREE: (13' 3" x 8' 9")**

Double glazed window to rear, radiator.

**BEDROOM FOUR: (8' 9" x 8' 8")**

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

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

**EXTERIOR:**

**FRONT GARDEN:**

To the immediate front of the property is the spacious driveway, offering off-road parking for four cars (plus a further two in the garage), with gated access to the garden from both sides of the property.

**DOUBLE GARAGE: (16' 7" x 16' 4)**

Two up and over doors to the front, power and lighting connected, courtesy door to side patio, part-boarded eaves storage.

**REAR GARDEN:**

To the immediate rear of the property is the mostly un-overlooked and private rear garden; mainly laid to lawn with mature hedge/plant borders and block-paved path/patio running the width of the property.

To one side of the property is the private side garden; with SUMMER HOUSE (currently used as outside gym - with power & lighting connected), greenhouse, and paved seating and BBQ area, with gated access to the front and door to the double garage.

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#### AGENTS NOTES

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

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