



A detached family home with FOUR GOOD-SIZED BEDROOMS, entrance hall, spacious lounge, MODERN KITCHEN (with the potential to convert into the separate dining room to create a 22' KITCHEN*), inner hallway with cloakroom, MODERN BATHROOM & EN SUITE, garage, driveway and a well-maintained rear garden.



Hamilton Piers, Chelmer Village's Local Agent, are delighted to offer for sale this very WELL-PRESENTED detached family home that boasts FOUR GOOD-SIZED BEDROOM and excellent potential to convert the garage into additional ground-floor living space or a fifth bedroom. Comprising of; entrance porch, spacious lounge, MODERN KITCHEN (with the potential to knock through into the dining room to create a very impressive 22' kitchen diner, stp), inner hallway with cloakroom/wc, MODERN BATHROOM and EN SUITE to the master bedroom. Externally the property offers ample driveway parking, an integral garage, and a well-maintained rear garden. VIEWINGS ARE A MUST!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, double glazed window to side, door to lounge.

LOUNGE: (15' 8" max x 14' 1")

Double glazed window to front, feature fireplace with coal-effect gas fire inset, two radiators, door to inner hallway.

INNER HALLWAY:

Stairs to first floor, under-stairs cupboard, radiator, doors to kitchen, dining rm & cloakroom.

KITCHEN: (11' 1" x 7' 11")

**Could be knocked through to the dining room to create a large 22' kitchen diner, subject to any required permissions.

Double glazed window to rear, door to rear, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel double oven and four ring gas hob with extractor hood above, integrated dishwasher and washing machine, space for fridge freezer.

DINING ROOM: (11' 10" x 11')

Double glazed french doors to rear, radiator.

CLOAKROOM/WC:

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

FIRST FLOOR:-

LANDING:

A spacious landing with double glazed window to side, loft access, airing cupboard housing hot water tank, radiator, doors to all bedrooms and family bathroom.

BEDROOM ONE: (12' 1" max x 10' 2" plus wardrobe recess)

Double glazed window to front, built-in wardrobes to one wall, radiator, door to en suite.

EN SUITE:

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

BEDROOMTWO:(11' 2" x 8' 2")

Double glazed window to front, built-in wardrobes, radiator.

BEDROOMTHREE: (11' 4" x 8' 2")

Double glazed window to rear, built-in double wardrobe, laminate flooring, radiator.

BEDROOM FOUR: (8' 1" max x 7' 11")

Double glazed window to rear, storage cupboard, radiator.

FAMILYBATHROOM:

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

EXTERIOR:

REAR GARDEN:

A well maintained rear garden with decked patio and seating area, with the remainder laid to lawn with mature plant/shrub borders, and gated side access to both sides.

FRONT GARDEN:

Ample driveway parking, integral garage with up and over door, power and lighting, and offering excellent potential to convert into additional ground-floor accommodation (STPP).

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.