





Hamilton Piers offer this semi-detached FOUR BEDROOM property, un-overlooked to the front and boasting; entrance hall, cloakroom, large lounge, 19' OPEN-PLAN KITCHEN DINER & conservatory/FAMILY ROOM, modern bathroom, ATTIC ROOM/bedroom five*, plus garage, driveway and rear garden. PRICED TO SELL!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	50	
(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		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR:-

ENTRANCE HALL:

Double glazed entrance door to side, stairs to first floor, under-stairs cupboard, doors to;

CLOAKROOM/WC:

Obscure double glazed window to side, low-level w.c, vanity wash hand basin, heated towel radiator.

LOUNGE: (16' 10" x 10' 4")

Double glazed window to front, contemporary electric feature fireplace to wall, two radiators.

KITCHEN/DINER: (19' 1" x 10' 9")

Double glazed window to side, double glazed door to rear, modern range of wall and base units, rolled edge work surfaces with sink unit inset, integrated washing machine, fridge freezer, microwave, and dishwasher, built-in stainless steel double oven and five-ring gas hob with stainless steel extractor hood over, oak effect flooring and open plan to dining area, which is open plan to family room.

FAMILY ROOM/CONSERVATORY: (11' 6" x 11' 1")

Double glazed windows to side and rear aspects, double glazed French doors to side, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access via hatch & pull-down ladder to attic room, doors to;

BEDROOM ONE: (13' 2" x 9' 8")

Double glazed window to front, range of Hammond's built-in bedroom furniture with wardrobes, dressing table/chest of drawers, and bedside tables, radiator, ceiling fan.

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BEDROOM TWO: (9' 11" x 8' 5")

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

BEDROOM THREE: (10' 3" x 9' 6")

Double glazed window to rear, radiator.

BEDROOM FOUR: (8' 6" x 7' 4")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, modern suite with P-shaped bath with shower over, bidet, low-level w.c, vanity wash hand basin, airing cupboard housing hot-water tank, tiled to walls and floor, heated towel radiator.

ATTIC ROOM: (13' 5" x 7' 8")

Velux window to rear, eaves storage cupboard, fully boarded with power & lighting, **currently accessed via pull down ladder but could be converted into BEDROOM 5/GAMES ROOM, subject to its own staircase and necessary planning permission obtained.

EXTERIOR:

REAR GARDEN:

The rear garden is accessed via gated side access and is very well kept and arranged in a low maintenance style, with circular block-paved patio areas (one with a small water feature), plus shingle areas with some shrubs/plants, plus shed to the rear with power & lighting, covered Pergola, and outside power point.

FRONT GARDEN:

The property is overlooked to the front, with a large brick-paved driveway with parking for four cars, and integral garage with up & over door, plus power & lighting connected, plus additional parking across the road for visitors etc.

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.