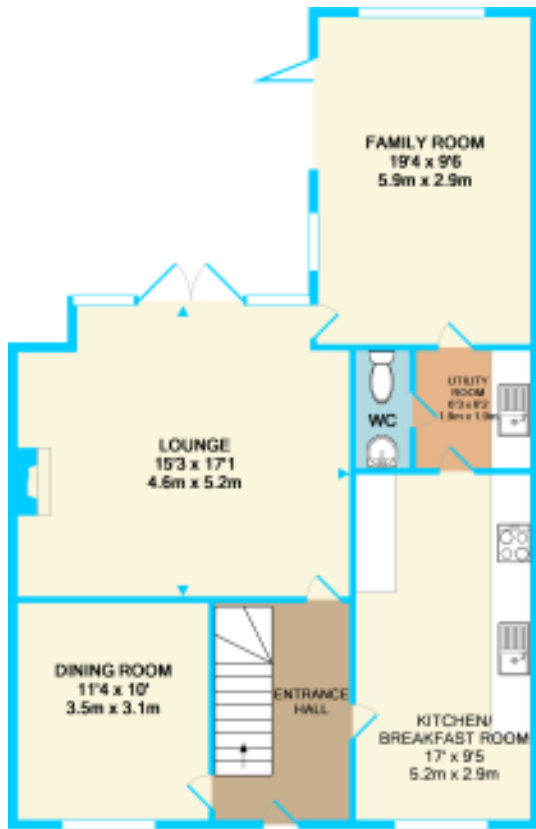


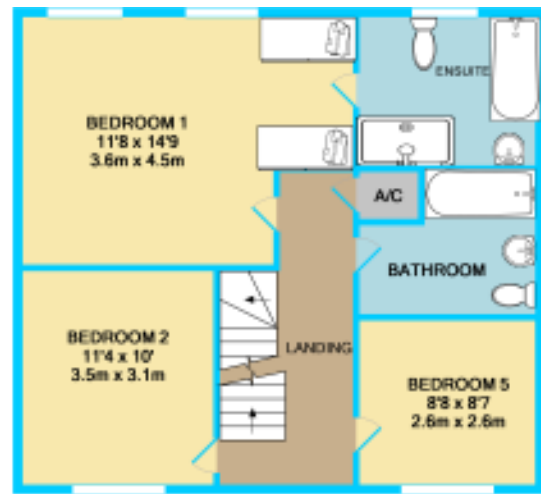


An EXTENDED modern detached property, boasting FIVE BEDROOMS and a 80' WIDE REAR GARDEN, plus 17'2" LOUNGE, spacious dining room, 17' MODERN KITCHEN, utility room & cloakroom, 19'5" FAMILY ROOM, modern bathroom, EN SUITE, and shower room, parking for 3-4 cars, and DETACHED GARAGE. Viewings are a must!!!





GROUND FLOOR




1ST FLOOR




2ND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this very spacious and extended detached property, boasting FIVE BEDROOMS and a 80' WIDE REAR GARDEN, plus 17'2" LOUNGE, spacious dining room, 17' MODERN KITCHEN with granite worktops, utility room & cloakroom, EXTENDED TO REAR to offer a 19'5" FAMILY ROOM, plus modern bathroom, EN SUITE, and further shower room, parking for 3-4 cars on the spacious private driveway, DETACHED GARAGE, and a larger-than-average sized garden that is mostly un-overlooked to the rear. Viewings are extremely highly recommended to appreciate the true size, the layout, and the generous garden!

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

Entrance door to front aspect, stairs to first floor, under-stairs storage cupboard, tiled floor, radiator, doors to dining room, lounge and kitchen.

**DINING ROOM: (11' 5" x 10')**

Double glazed window to front, radiator, ample space for a large family dining table.

**LOUNGE: (17' 2" x 15' 3" max)**

An impressive sized lounge with double glazed french doors and windows to the rear (overlooking the rear garden), feature fireplace with stone effect fire inset, two radiators, door to family room.

**FAMILY ROOM: (19' 5" x 9' 7")**

Forming the rear extension is this impressive sized family room, ideal as a summer lounge, study, or games room, with double glazed window to rear and side and tri-fold double glazed patio doors to side, tiled floor throughout with under-floor heating, doors to utility and lounge.

**KITCHEN BREAKFAST ROOM: (17' x 9' 6")**

Double glazed window to front, a comprehensive range of matching wall and base level units, granite work surfaces with stainless steel sink and drainer inset, built-in AEG stainless steel double oven, built-in AEG five-ring gas hob with Siemens stainless steel extractor hood over, integrated dishwasher and fridge freezer, porcelain tiled floor, radiator, door to utility room.

**UTILITY ROOM: (6' 3" x 6' 2")**

Rolled edge work surface with stainless steel sink inset and space for washing machine, tiled floor, radiator, doors

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to family room and cloakroom.

**CLOAKROOM:**

Wall-mounted hand basin, low-level WC, tiled floor, radiator.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Double glazed window to front, stairs to second floor, airing cupboard housing hot water cylinder, radiator, doors to three of the bedrooms and family bathroom.

**BEDROOM ONE: (13' 10" x 11' 10" plus dressing area)**

An impressive sized room, with two double glazed windows to rear, dressing room recess with 'his and hers' built-in sliding mirror wardrobes, radiator, door to en suite.

**EN SUITE Bath & Shower Room:**

Obscure double glazed window to rear, panelled bath with shower attachment, fully tiled double shower cubicle, wash hand basin, low-level WC, part-tiled walls, tiled floor, radiator.

**BEDROOM TWO: (11' 5" x 10' 1")**

Double glazed window to front, radiator.

**BEDROOM FIVE: (8' 10" x 8' 9")**

Double glazed window to front, radiator.

**FAMILY BATHROOM:**

Modern suite with panelled bath with shower attachment to taps, wall-mounted hand basin, low-level WC, part-tiled walls, tiled floor, radiator.

**SECOND FLOOR ACCOMMODATION:-**

**LANDING:**

Loft access via hatch, radiator, doors to two bedrooms and shower room.

**BEDROOM THREE: (17' 3" x 10' 1")**

Double glazed window to front, velux window to rear, built-in wardrobe, eaves storage cupboard, radiator.

**BEDROOM FOUR: (17' 3" x 8' 9")**

Double glazed window to front, velux window to rear, built-in wardrobe, eaves storage cupboard, radiator.

**SHOWER ROOM/WC:**

Velux window to rear, fully tiled shower cubicle, wall-mounted hand basin, low-level WC, part-tiled walls, tiled floor, radiator.

**EXTERIOR:**

**REAR GARDEN:**

A spacious family-sized rear garden, measuring 80' maximum in width, with the majority being laid to lawn, with block paved patio area to immediate rear of the property, and further paved patio area to the rear of the shed,

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offering private access to the garage. Gated front access to the driveway.

**FRONT GARDEN:**

Being located on a corner plot, on the edge of this sought-after development, the property boasts a private driveway and parking area, offering parking for 3-4 cars, and a Detached Garage, with up & over door, power & lighting, and additional storage in the eaves.

**AGENTS NOTES**

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

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