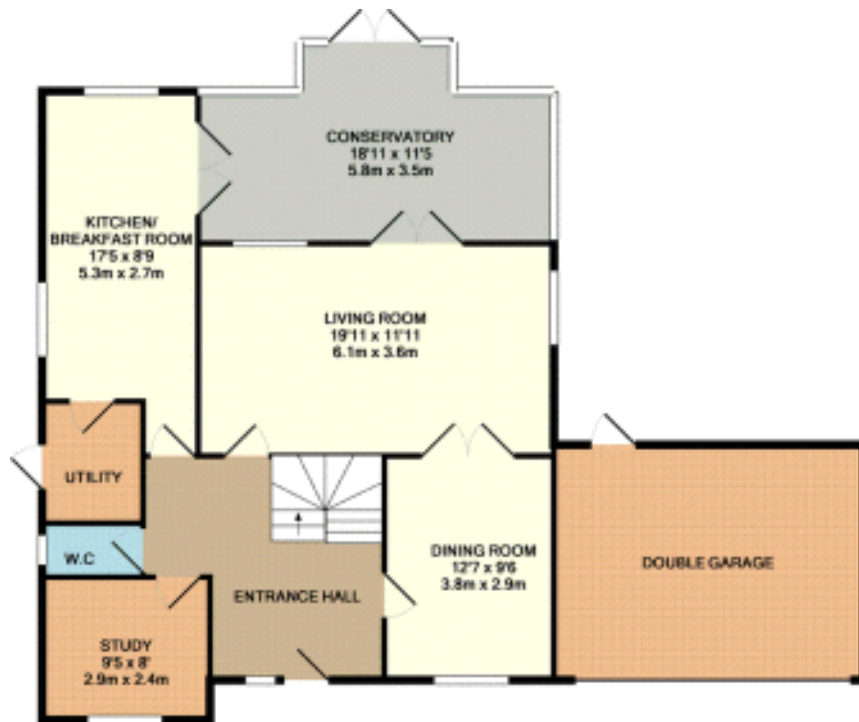


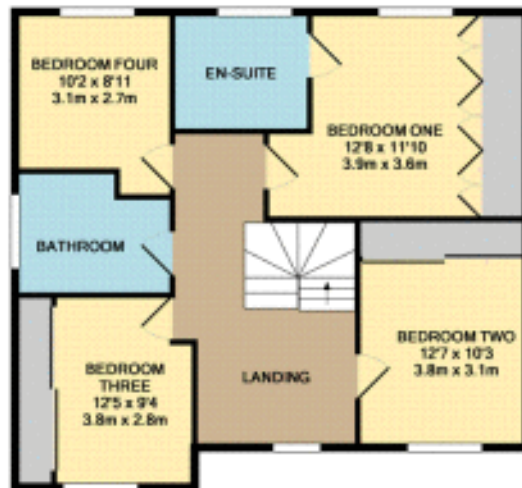


With FOUR DOUBLE BEDROOMS and a 56' x 41' UNOVERLOOKED REAR GARDEN is this detached family home, with entrance hall & cloakroom, MODERN 17' KITCHEN, dining room, STUDY/ play room, IMPRESSIVE 20' LOUNGE, 18' conservatory, MODERN EN SUITE & BATHROOM, plus double garage and IN & OUT DRIVEWAY.





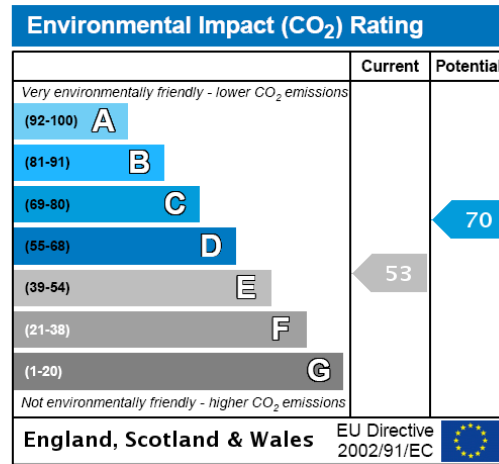
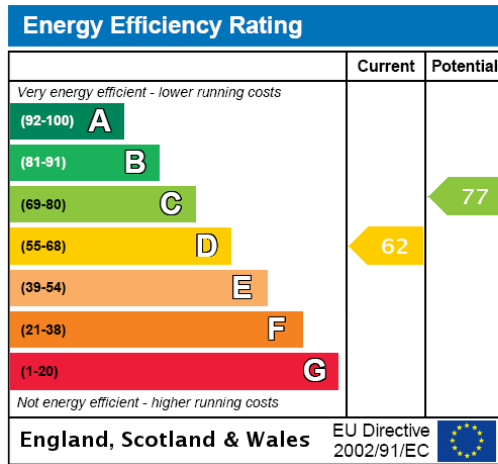
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Hamilton Piers are delighted to offer for sale this very well presented detached family home, ideally located on a sought-after and exclusive Private Road in Broomfield - within a short walk to Broomfield Hospital, and easy access to Chelmsford City Centre.

This large family home has been extensively updated by the current owners and internally comprises of; spacious entrance hallway with an internal Hoover/vacuum system, STUDY/ play room, IMPRESSIVE 19'11" LOUNGE with fireplace, separate dining room, recently refitted MODERN 17' KITCHEN with granite worktops and high-spec integrated appliances, utility room and 18' CONSERVATORY overlooking the garden. To the first-floor the property offers a galleried landing with a recess (ideal for a desk of bookcase), FOUR-DOUBLE BEDROOMS with a modern EN SUITE wet-room to the master suite, and a modern family bathroom.

Externally the property boasts a large INN & OUT DRIVEWAY, a DOUBLE GARAGE with electric door, and the beautifully presented 56' x 41' UN-OVERLOOKED REAR GARDEN. Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, obscure double glazed window to front, part-galleried staircase to first floor, under-stairs storage cupboard, two radiators, doors to cloakroom, lounge, dining room, study and kitchen.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, vanity wash basin, tiled to floor and walls, radiator.

STUDY/ PLAY ROOM: (9' 5" x 8')

Double glazed window to front, radiator, *could be used as a ground-floor bedroom if required.

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

Double glazed window to side and rear, feature fireplace with limestone surround and coal-effect gas fire inset, two radiators, double doors to dining room and double glazed french doors to rear into conservatory.

DINING ROOM: (12' 7" x 10' 3")

Double glazed window to front, radiator, tiled floor, double doors to lounge, door to hallway.

KITCHEN BREAKFAST ROOM: (17' 5" x 8')

Double glazed window to side and rear, modern fitted kitchen comprising of a comprehensive range of wall and

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base units and built-in appliances, granite worktops with stainless steel sink and drainer unit inset, matching breakfast bar, integrated Fisher & Paykel double dishwasher, built in larder fridge and matching freezer, built-in Siemens stainless steel double oven and warming tray beneath, Siemens gas hob with contemporary extractor canopy and lighting over, integrated Miele wine chiller, tiled floor with under-floor heating, double doors to side into conservatory, door to utility room.

UTILITY ROOM: (6' 10" x 5' 8")

Double glazed door to side, wall and base units, granite worktops with sink inset, space for washing machine and tumble dryer, gas central heating boiler housed in cupboard, tiled floor.

CONSERVATORY: (18' 2" x 10' 11" > 8' 2")

Double glazed windows to side and rear aspects, double glazed french doors to rear, ceiling fan, two radiators, tiled floor.

FIRST FLOOR:-

LANDING:

Galleried style landing with double glazed window to front, recess area to front - ideal for a desk or bookcase, airing cupboard, doors to all bedrooms and family bathroom.

BEDROOM ONE: (12' 9" x 11' 11" plus door recess)

Double glazed window to rear, built-in wardrobes to one wall, built-in chest of drawers and cupboard with granite tops, radiator, door to en suite.

EN SUITE WET ROOM:

Obscure double glazed window to rear, modern refitted suite with wet-room style shower, low-level WC, granite top with hand basin inset, towel radiator, tiled to walls and floor.

BEDROOM TWO: (12' 7" x 10' 3" inc. wardrobes)

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

BEDROOM THREE: (12' 5" x 8' inc. wardrobes)

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

BEDROOM FOUR: (10' 3" x 8' 11" plus door recess)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, refitted modern bathroom with four-piece suite, fully-tiled shower cubicle, jacuzzi bath with shower attachment, vanity wash hand basin, low-level WC, chrome towel radiator, tiled walls, tiled floor with under-floor heating.

EXTERIOR:

FRONT GARDEN:

To the front of the property is the In & Out Driveway, offering off-road parking for multiple vehicles, with access to the garage.

DOUBLE GARAGE: (19' 1" x 16' 7")

Electric up and over door to the front, power and lighting connected, ample storage in the high-pitched eaves, mains for internal Hoover system.

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REAR GARDEN:

The rear garden has been landscaped and offers a very well-presented garden measuring approximately 56' x 41'. With a semi-circular paved patio area that extends to the side of the property, offering ideal storage space and BBQ area, with shed and door to the double garage. The majority of the garden is laid to lawn, with complimentary shrub and plant borders with a water feature inset. The patio area also offers external lighting, and gated front access to the side.

AGENTS NOTES

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

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