





With FOUR DOUBLE BEDROOMS and a DOUBLE GARAGE this EXTENDED and spacious modern ex-showhouse further boasts a 21' MODERN KITCHEN, large lounge with BALCONY, study/dining room, FAMILY ROOM, modern bathroom and TWO EN SUITES, enclosed rear garden and is offered for sale with NO ONWARD CHAIN - VIEW TODAY!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford offer for sale this EXTENDED and versatile end-terraced ex-showhouse, boasting FOUR DOUBLE BEDROOMS, lounge with BALCONY, study/dining room, 21' MODERN KITCHEN, family room, modern bathroom and TWO EN SUITES, enclosed garden and DOUBLE GARAGE. Offered for sale with NO ONWARD CHAIN!

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

GROUND FLOOR:-

ENTRANCE HALL:

Wood effect flooring, radiator, under stairs storage cupboard, stairs rising to first floor, smooth plastered ceiling, doors to Study, WC and Kitchen/Diner.

CLOAKROOM:

Wood effect flooring, part tiled walls, radiator close coupled WC, suspended wash hand basin with mixer tap, extractor fan, smooth plastered ceiling.

STUDY/PLAY ROOM: (10' 10" X 11' 6")

Two double glazed windows to front aspect, wood effect flooring, radiator, could also be used as a ground-floor/fifth bedroom.

KITCHEN BREAKFAST ROOM: (21' 3" X 9' 4")

Black Porcelain tiled floor, radiator, double glazed window to rear, door accessing garden, a range of white gloss wall and base level units complimented by speckled granite work surfaces, inset one and quarter bowl sink with routed drainer and mixer tap, space for range style cooker with extractor fan over, fitted fridge and freezer, fitted dishwasher, fitted washing machine, smooth plastered ceiling with spot lighting, boiler in cupboard, open to:

FAMILY/ GARDEN ROOM: (15' 4" X 7' 8")

Double glazed french doors to side accessing garden, double glazed window to side, black polished porcelain tiled floor, radiator, smooth plastered ceiling.

FIRST FLOOR ACCOMMODATION:-

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LANDING:

Double glazed window to side aspect, radiator, doors to lounge, bathroom and bedrooms three and four, smooth plastered ceiling, stairs to second floor.

LOUNGE: (17' 6" x 11' 5")

Two double glazed windows to front, french doors to front accessing balcony, two radiators, centre piece fire place, smooth plastered ceiling.

BEDROOM THREE: (10' 10" X 9' 4")

Double glazed window to rear, radiator, smooth plastered ceiling.

BEDROOM FOUR: (10' 1" X 9' 4")

Double glazed window to rear, radiator, smooth plastered ceiling.

FAMILY BATHROOM:

Tiled floor, tiling to walls, close coupled WC, suspended wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, radiator, extractor, smooth plastered ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, radiator, loft access, cupboard housing mega-flo cylinder, doors to bedrooms one and two, smooth plastered ceiling.

BEDROOM ONE: (16' 11" X 11' 8" > 6' 1")

Three double glazed windows to front aspect, radiator, smooth plastered ceiling, door to :-

EN SUITE:

Tiled floor, part tiling to walls, radiator, close coupled WC, suspended wash hand basin with mixer tap, inset shower cubicle with tiled surround enclosed with glazed screen, extractor, smooth plastered ceiling

BEDROOM TWO: (14' 10" X 9' 7")

Two double glazed windows to rear aspect, radiator, DRESSING AREA with two sliding wardrobes (his & hers), door to:

EN SUITE (2):

Tiled floor, tiling to walls, radiator, close coupled WC, suspended wash hand basin with mixer tap, inset shower cubicle with tiled surround enclosed with glazed screen, extractor, smooth plastered ceiling.

EXTERIOR:

REAR GARDEN:

Block paved patio and lawn area with shrub/plant borders and door to garage.

DOUBLE GARAGE: (17' 8" x 17' 4")

Electric roller door, pwer and lighting connected, boarded eaves storage area above.

FRONT GARDEN:

Small front garden area overlooking greensward to front.

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.