



An EXTENDED and very spacious family home with 4/5 BEDROOMS, plus entrance hall, IMPRESSIVE 24' LOUNGE, study, FAMILY ROOM/ bedroom five (with cloakroom), 17' MODERN KITCHEN, 15' conservatory, IMPRESSIVE 19' MASTER BEDROOM, refitted bathroom & EN SUITE, driveway, and lawned front & rear gardens.



Hamilton Piers of Chelmsford are pleased to offer for sale this VERY LARGE & DECEPTIVELY SPACIOUS link semi/terrace family home, ideally located close to local countryside, parks and schools in Galleywood. Having been largely EXTENDED the property now boasts EXTRA RECEPTION ROOMS and offers; entrance hall, IMPRESSIVE 24' LOUNGE with fireplace, STUDY, 15' modern conservatory, 17' MODERN KITCHEN BREAKFAST ROOM (with utility room/cupboard), FAMILY ROOM/ bedroom five with cloakroom, GOOD-SIZED BEDROOMS with the very IMPRESSIVE 19 MASTER BEDROOM with MODERN EN SUITE, plus refitted family bathroom. Externally the property offers a generous sized lawned front garden, driveway parking, and an enclosed rear garden. Viewings are a must!!!

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to front, stairs to first floor, under-stairs storage cupboard, wood-effect floor, radiator, door to lounge, family room and study.

**LOUNGE: (24' 5" x 10' 6" max)**

Double glazed bow window to front, feature fireplace with coal effect gas fire inset, wood-effect flooring, radiator, door to study and sliding patio doors to rear into conservatory.

**STUDY: (10' 10" x 7' 3")**

Wood effect flooring, radiator, double glazed french doors to rear into conservatory, door to hallway, archway to kitchen.

**KITCHEN BREAKFAST ROOM: (17' 9" x 7' 7")**

Double glazed window to rear, range of modern wall and base level units, rolled edge work surfaces with stainless steel sink and drainer unit inset, built in oven with four-ring gas hob and stainless steel extractor hood over, integrated dishwasher, space for American style fridge freezer, breakfast bar, tiled floor, folding door to UTILITY CUPBOARD; with space for washing machine, tumble dryer and additional fridge.

**CONSERVATORY: (15' 8" x 8' 11")**

Double glazed french doors to rear, double glazed windows to side and rear aspects, part-pitched perspex roof.

**FAMILY ROOM/ BEDROOM FIVE: (11' x 7' 3")**

Double glazed window to front, wood-effect flooring, could be used as ground floor bedroom if required, door to cloakroom.

**CLOAK ROOM/ EN SUITE WC:**

Low-level WC, pedestal wash hand basin, wood-effect flooring.

**FIRST FLOOR:-**

**LANDING:**

Loft access, doors to all bedrooms and family bathroom.

**BEDROOM ONE: (19' 10" x 7' 8")**

Double glazed window to front, radiator, door to en suite.

**EN SUITE:**

Double glazed window to rear, refitted suite with fully tiled shower cubicle, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled to walls and floor, storage cupboard.

**BEDROOMTWO:(12' 2" x 10' 2")**

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

**BEDROOMTHREE: (11' 6" x 9' 2")**

Double glazed window to rear, radiator.

**BEDROOM FOUR: (9' 2" max x 6' 5")**

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

**FAMILYBATHROOM:**

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

**EXTERIOR:**

**REAR GARDEN:**

Laid to lawn with three storage sheds to rear.

**FRONT GARDEN:**

Lawned front garden with driveway adjacent - offering off-road parking for 2-3 cars, and additional parking on lawn (if required)

**AGENTS NOTES**

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

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