

Chelmerton Avenue

Great Baddow, Chelmsford, CM2

£895,000



A very spacious 3900sq ft detached property with EIGHT BEDROOMS and a SELF-CONTAINED ANNEX*, plus an UN-OVERLOOKED 94' GARDEN, five impressive reception rooms with versatile accommodation, 37' ORANGERY, 24' kitchen & utility room/s, en suite to the master suite, two bathrooms, and DOUBLE GARAGE.



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Approximate Gross Internal Area -
358.0 square metres 3,864 square feet



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Not to Scale
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Hamilton Piers are delighted to offer for sale this extremely large detached residence, offering an IMPRESSIVE 3900sq ft of ACCOMMODATION and located on one of Chelmsford's most desirable tree-lined avenues. The property boasts EIGHT BEDROOMS - with an almost SELF-CONTAINED ANNEX - with potential to convert the current accommodation to vastly extend - and a 94' x 44' UN-OVERLOOKED REAR GARDEN. To the ground-floor the property offers; entrance hall, 17'11" RECEPTION HALL/ family room, study, 18' SITTING ROOM with VAULTED BEAMED CEILING, dining room/ PLAY ROOM, inner hallway, utility room & cloakroom/wc, IMPRESSIVE 25' DRAWING ROOM with OPEN FIREPLACE, large 24' kitchen breakfast room, 37' ORANGERY/ conservatory overlooking the rear garden, and an additional utility room or kitchen to the Annex. To the first-floor the property boasts eight large bedrooms (two of which would be used with the Annex, if required), TWO BATHROOMS, and a MODERN EN SUITE to the master bedroom. Externally the property offers driveway parking for 3-4 cars, a DOUBLE GARAGE which could be converted to provide additional accommodation, and the spacious rear garden. Viewings are an absolute necessity to appreciate the true size, layout and versatility of the accommodation!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, window to side, radiator, solid wood flooring.

RECEPTION HALL/ FAMILY ROOM: (17' 11" x 11' 10")

Sash window to front, brick fireplace with working log burner, radiator, opens to lounge, doors to study and inner hallway.

STUDY: (7' 11" x 7' 11")

Sash window to front, radiator.

LOUNGE/ SITTING ROOM: (18' 1" x 16' 1")

Window to side, vaulted and beamed ceiling with two velux windows inset, double doors to play room/ dining room, door to garage and inner hallway, radiator.

PLAY ROOM/ DINER: (17' x 8' 11")

Window to side, door to side, solid wood flooring, radiator, *could be incorporated into the Annex to provide a larger annex living space or its own lounge to the ground floor, which in turn would create an annex with two first-floor bedrooms.

INNER HALLWAY:

Stairs to first floor, radiator, doors to drawing room, lounge, kitchen and utility room.

UTILITY ROOM: (10' 11" > 6' 9" x 7' 10")

Sash window to side, butler sink and shoe-wash butler, gas boiler to wall, space for washing machine, tumble dryer and fridge freezer, storage cupboard, under-stairs storage cupboard, tiled floor, door to side, door to cloakroom.

CLOAKROOM:

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

DRAWING ROOM: (24' 11" x 15' 2")

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Window to side, open fireplace with cupboard beside, two radiators, two glazed doors to rear opening to orangery.

KITCHEN BREAKFAST ROOM: (24' 10" x 11' 3")

Window to rear, range of wall and base units, worktops with sink and bowl unit inset, breakfast bar, central island with built-in oven and hob, space for fridge freezer, dishwasher and further domestic appliance, dining area with brick fireplace with iron log/coal burner inset, door to rear into orangery.

ORANGERY/ CONSERVATORY: (37' 9" x 13' 2" > 10')

An impressive sized room with glazed windows to all side and rear aspects with french doors overlooking the rear garden, solid wood-flooring, perspex roof with mature grape vines, door to annex kitchen and staircase.

ANNEX KITCHEN/ SECONDARY UTILITY ROOM: (9' 2" x 7'4")

Window to rear, range of wall and base units, rolled edge work surfaces with sink inset, space for fridge, secondary staircase to first floor, door to rear into orangery - private door could be incorporated* (either punched through to side, or opened up to play room area, stpp*), could be converted into additional accommodation if an annex is not required.

FIRST FLOOR:-

LANDING:

Sash window to side, two radiators, two loft hatches, doors to all first-floor accommodation inc. a lockable door to the Annex wing (if required) - with secondary staircase down to ground floor.

BEDROOM ONE: (13' 5" x 11' 10")

Window to rear overlooking the garden, radiator, door to en suite.

EN SUITE:

Obscure window to side, fully tiled shower cubicle with body jets, panelled bath, wall-mounted hand basin, low-level WC, chrome towel radiator, part tiled walls, tiled floor.

BEDROOMTWO:(15' 8" x 12')

Sash window to front, two sash windows to side, cast iron feature fireplace, built-in wardrobe, radiator.

BEDROOMTHREE: (11' 8" x 10' 5")

Window to front, radiator.

BEDROOM FOUR: (10' 3" x 9' 8")

Window to rear radiator.

BEDROOM FIVE: (10' 11" > 7' 2" x 11' 8")

Sash window to side, radiator.

BEDROOM SIX: (9' 9" x 8')

Sash window to front, radiator.

FAMILYBATHROOM (1):

Obscure sash window to side panelled bath with shower over, low-level WC, pedestal wash hand basin, bidet, tiled to floor and walls.

BEDROOM SEVEN/ ANNEX LOUNGE: (110' 5" x 9' 3")

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Window to front, radiator, *set up as a bedroom, but could be used as first-floor lounge to annex without the need to convert any other accommodation to create a larger annex.

BEDROOM EIGHT/ ANNEX BEDROOM: (10' 4" x 5' 10" plus wardrobe recess)

Window to rear, radiator, *set up as bedroom/dressing room, if annex is required this could be used as the bedroom for it, or a second bedroom to the annex if further accommodation is converted to the ground-floor.

FAMILY BATHROOM (2) / ANNEX BATHROOM:

Obscure window to rear, modern suite with panelled bath, low-level WC, pedestal wash hand basin, chrome towel radiator, part-tiled walls, tiled floor, *currently used as additional first-floor bathroom to main residence - would automatically become private bathroom to annex if annex is required.

EXTERIOR:

FRONT GARDEN:

Driveway parking for three to four cars to the front, with access to the double garage and gated side access to the rear garden to either side of the property (one of which could allow a private access to the annex if required*).

DOUBLE GARAGE: (17' 7" x 16')

Two up and over doors to front, window to side, power and lighting connected, *could be converted into additional ground floor accommodation, or could be used along with the current accommodation to extend the annex into a completely self-contained and much larger unit.

REAR GARDEN:

A well maintained and un-overlooked rear garden that measures 94' x 44', with brick-paved patio area, children's playhouse, and large lawned area with some trees to the border, gated access to the front/driveway to both sides.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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