



## 47 Peggotty Close, Chelmsford, Essex, CM1 4XU

- THREE DOUBLE BEDROOM FAMILY HOME
- WALKWAY POSITION
- LOUNGE
- KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- SINGLE GARAGE
- TWO ALLOCATED PARKING SPACES TO REAR
- POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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Located on a walkway within the popular residential area of Newlands Spring is this well presented three double bedroom family home. The accommodation comprises of an entrance hall, lounge and refitted kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor. The property further benefits from gas central heating, double glazing, low maintenance rear garden, single garage and parking for two vehicles. (Council Tax Band - C).

The property is ideally located within walking distance for local shops including Morrison's super market and well regarded schools, including top performing grammar schools KEGS and CCHS, Newlands Spring primary school, Chelmer Valley High School and St John Payne Catholic School. Newlands Spring is located approximately 2.5 miles north of the centre of Chelmsford with a regular bus service to the City and railway station with trains to London providing direct access to Liverpool Street within approximately 35 minutes. Chelmsford city centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

Stairs rising to first floor, access to lounge.

### LOUNGE

15' 1" x 14' 9" (4.60m x 4.50m)

Double glazed window to front, under stairs storage cupboard, access to Kitchen/Diner.

### REFITTED KITCHEN/DINER

15' 1" x 8' 10" (4.60m x 2.69m)

Fitted with a range of base and wall mounted storage cupboards, integrated dishwasher, integrated electric double oven and gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, double glazed window and patio door to rear.

### FIRST FLOOR LANDING

Airing cupboard, loft access with pull down ladder that leads to the partially boarded loft with light connected. Doors to:

### BEDROOM ONE

11' 6" x 6' 7" (3.51m x 2.01m)

Double glazed window to front, double fitted wardrobe.

### BEDROOM TWO

8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed window to rear, double fitted wardrobe.

### BEDROOM THREE

14' 1" x 6' 7" (4.29m x 2.01m)

Over stairs storage cupboard, double glazed window to front.

### FAMILY BATHROOM

Panelled bath with shower over, low level wc, wash hand basin, heated towel rail, spotlights, obscure double glazed window to rear.

### EXTERIOR

As previously mentioned, the property is located on a walkway with views over a greensward to the front. The low maintenance rear garden commences with a patio area with the remainder being laid with artificial grass, access to the single garage with power and light connected and rear gate that leads to the 2 allocated parking spaces.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

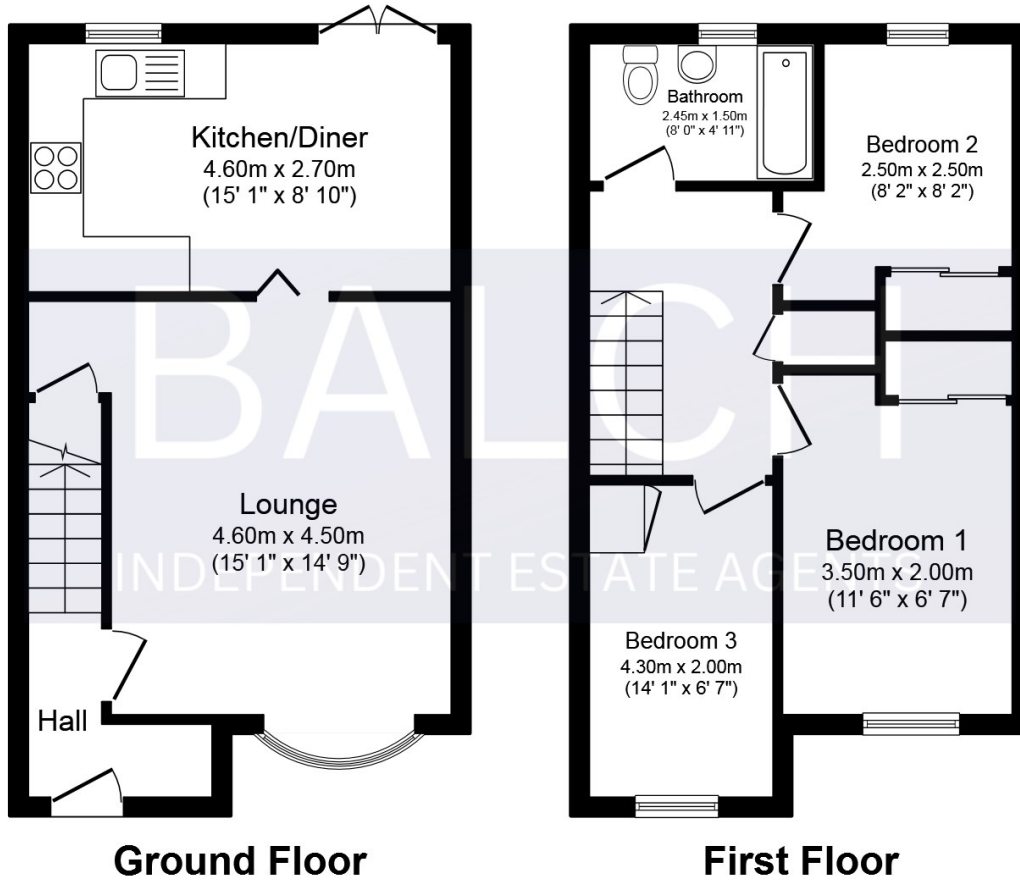
### VIEWINGS

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>69</b>	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Chelmsford  
Hospital Approach, Chelmsford, CM1 7FA  
01245 258866  
selling@balchagents.com