



## 28 Canterbury Way, Chelmsford, Essex, CM1 2XN

- Detached Family Home
- Sought After Location
- Four Double Bedrooms
- Open Plan Kitchen / Breakfast / Dining Room
- Separate Utility Room
- Two En-Suites and a Family Bathroom
- Double Garage
- Spacious Plot



## PROPERTY DESCRIPTION

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Being offered to the market is this four bedroom detached family home offering generous accommodation throughout with a well-considered, bright and airy flow. Accommodation is set over two floors, a welcoming entrance hall provides access to the living room, open plan style kitchen / breakfast / dining room and cloakroom. The ground floor accommodation is completed by a utility room. An attractive turning stair case leads to the first floor landing, access is provided to Bedrooms one, two, three and four and a family bathroom. The master suite enjoys dual aspects and is served by a modern en-suite shower room. Bedroom two is also served by an en-suite shower room.

The property is approached from the front with a driveway providing off road parking for multiple vehicles, access is provided to the double garage with twin up and over doors, side access leads to the rear garden. The spacious rear garden is beautifully presented, commencing with a paved patio area which is ideal for entertaining, the remainder is mainly laid to lawn with a selection of trees and shrubs. To the rear is a Summer house. To the side there are storage areas and a personal door also leads from the garden into the double garage.

Canterbury Way is a quiet residential area with no through road, located to the West of Chelmsford's city centre approximately one mile from Chelmsford's mainline train station. Chelmsford city offers an excellent choice of amenities and 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.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time of approximately as 35 minutes. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of well-regarded local primary schools and nursery's within close proximity of the property, Chelmsford also offers a selection of private schools.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are two Bowls clubs within walking distance from the property; Chelmsford Bowls Club and RHP Bowls Club. There are a selection of open spaces with Admirals Park being within a short walk of the property and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leading through to:

### Entrance Hall

Turning stair case rising to first floor, under stairs storage cupboard, access to cloakroom, living room, open plan kitchen / breakfast / dining room.

### Living Room

11' 9" x 19' 4" (3.58m x 5.89m)

Window to front aspect, sliding patio doors to rear aspect, feature fireplace.

### Kitchen / Breakfast / Dining Room

13' 7"Max x 21' 7"Max (4.14m Max x 6.58m Max)

Window and French doors to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge / freezer, Bosch oven with gas hob and extractor hood over, space for appliances, cupboard housing wall mounted boiler, access to;

### Utility Room

5' 2" x 7' 7" (1.57m x 2.31m)

Door to side leading to rear garden, range of matching wall and base units with work surfaces over, space for washing machine and tumble dryer.

### Cloakroom

3' 3" x 5' 2" (0.99m x 1.57m)

Low level WC, wash hand basin.

### First Floor Landing

Window to front aspect, access to bedrooms, one, two, three, four, family bathroom. airing cupboard and loft access.

### Bedroom One

13' 9" x 19' 4" (4.19m x 5.89m)

Windows to side and rear aspects, access to;

### En-Suite

8' 4" x 6' 2" (2.54m x 1.88m)

Window to front aspect, low level WC, wash hand basin, double width shower cubicle.

### Bedroom Two

11' 1" x 20' 9" (3.38m x 6.32m)

Window to front aspect, access to;

### En-Suite

5' 4"Max x 7' 7" (1.63m Max x 2.31m)

Window to side aspect, low level WC, wash hand basin, shower cubicle.

### Bedroom Three

9' 8" x 10' 7" (2.95m x 3.23m)

Window to rear aspect.

### Bedroom Four

9' 8" x 12' 1" (2.95m x 3.68m)

Window to rear aspect.

### Family Bathroom

8' 4" x 6' 3" (2.54m x 1.91m)

Window to side aspect, low level WC, wash hand basin, paneled bath with shower over.

### Exterior

The property is approached via a long tarmac driveway with an area of greensward to the side, there is off road parking provided for multiple vehicles, there is access to the double garage with twin up and over doors and side access leads to the rear garden. To the rear is a south facing, fully enclosed rear garden. The garden commences with a paved patio area and the remainder is mainly laid to lawn with a selection of well maintained and beautifully presented flower beds, to the rear boundary is a further patio area. Side access also provides access via a personal door into the double garage.

### Agents Note

Tenure - Freehold

The property benefits from gas central heating and double glazing throughout.

Broadband - Virgin, BT Fibre and Sky available

Council Tax Band - F

EPC - D

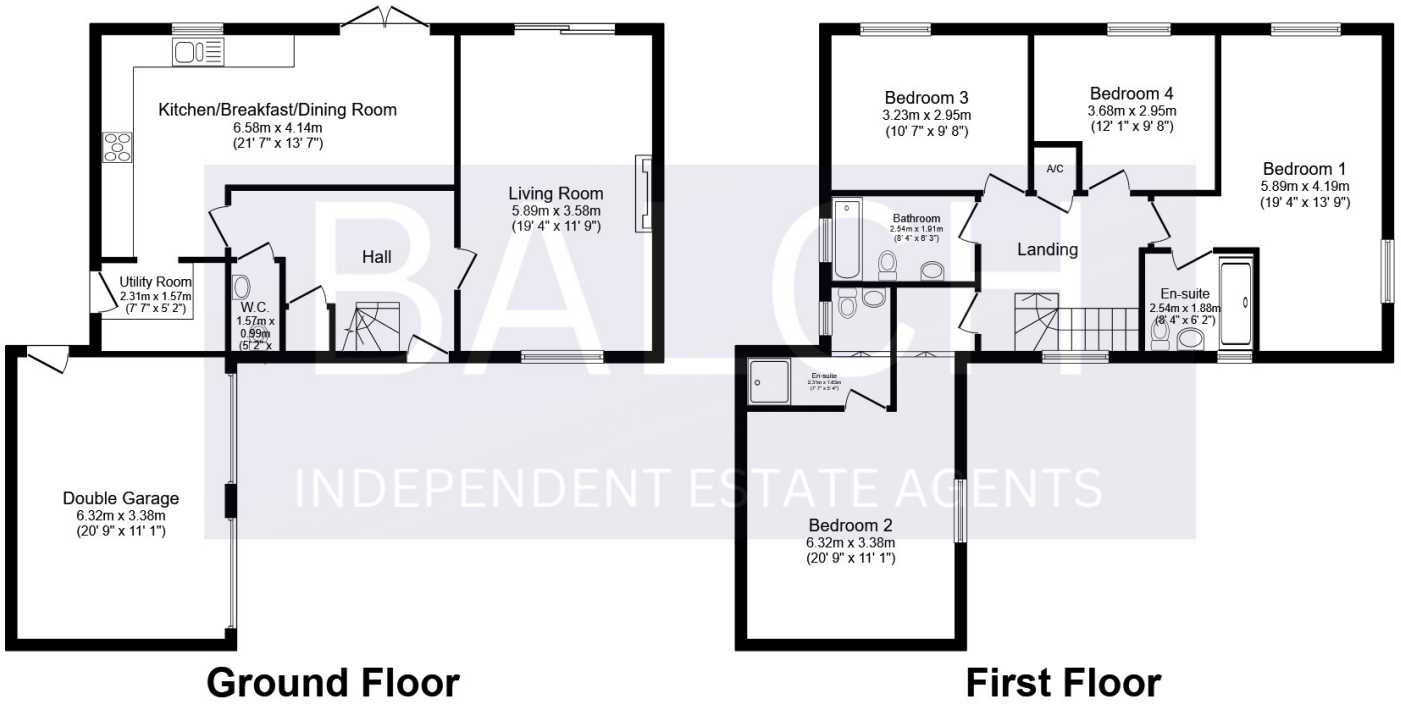
### Viewings

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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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	

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