



# 94 Vicarage Lane, Great Baddow, Chelmsford, Essex, CM2 8JB

- Detached Family Home
- Four Bedrooms
- 0.23 of an Acre (STLS)
- Sought After Location
- Garage and Driveway
- Planning Permission Granted for a Two Storey Wrap Around Extension and Single Storey Front Extension Ref No 24/00947/FUL
- No Onward Chain





## PROPERTY DESCRIPTION

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Situated on the highly sought after road, offering huge potential on an established plot measuring 0.23 of an acre ( STLS) is this four bedroom, detached family home with the added benefit of planning permission granted for a single storey front extension and two storey wrap around extension, planning ref no 24/00947/FUL. Accommodation is set over two floors and offers spacious, bright and airy configuration throughout. To the ground floor a spacious entrance hall provides access to two reception rooms, shower room and a kitchen. The kitchen provides access to an inner hallway which provides access to a garage and utility area. To the first floor are four bedrooms and a family bathroom.

Externally the property sits on an established plot of 0.23 of an acre (STLS). To the front a long, graveled driveway provides access to a block paved driveway providing off road parking and access to the garage. There is a front lawn which has a selection of shrubs and trees to the borders. The rear garden is mainly laid to lawn with a selection of established trees, shrubs and hedges to the borders. Within the grounds are two timber sheds and summer house.

The property is located to the South side of Chelmsford along the highly sought after Vicarage Lane, Great Baddow approximately 2.5 miles by road to Chelmsford's bustling city centre. Great Baddow offers a range of local amenities including a Post Office, library, butchers and public house and is well served for transport links with straight forward access to Chelmsford's city centre and the A130 which provides excellent access to the A12. Chelmsford's city centre offers a wider range of shops, restaurants, and mainline railway station into London Liverpool Street (journey time approximately thirty five minutes). Educational facilities are well catered for with a number of highly regarded schools including; Great Baddow High School, Baddow Hall Infant and Junior School, Beehive Lane County Primary School, Meadgate County Primary Schools and Larkrise primary school. Further state, private and grammar schools can be found within Chelmsford.





# 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 shower room, living room, dining room and kitchen.

### Living Room

4.02m x 5.44m (13' 2" x 17' 10")

Window to side aspect, patio doors to rear aspect, brick surround fireplace.

### Dining Room

3.42m x 3.61m (11' 3" x 11' 10")

Patio doors to rear aspect.

### Shower Room

2.03m x 1.65m (6' 8" x 5' 5")

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

### Kitchen

3.79m x 2.70m (12' 5" x 8' 10")

Window to front aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances, wall mounted boiler. Door leading through to;

### Inner Lobby

Doors to front and rear aspects, skylights, access to garage, access to;

### Utility Area

2.42m x 1.96m (7' 11" x 6' 5")

Window to rear aspect, selection of base units with work surfaces over, space for appliances and inset sink with drainer.

### First Floor Landing

Window to side aspect, access to bedrooms, family bathroom and airing cupboard.

### Bedroom One

4.03m x 4.76m (13' 3" x 15' 7")

Window to rear and side aspect.

### Bedroom Two

3.77m x 3.64m (12' 4" x 11' 11")

Window to rear aspect.

### Bedroom Three

3.8m x 2.68m (12' 6" x 8' 10")

Window to front aspect.

### Bedroom Four

3.67m x 1.39m (12' 0" x 4' 7")

Window to front aspect.

### Bathroom

2.03m x 2.41m (6' 8" x 7' 11")

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

### Exterior

The property is approached from the front via a long gravel driveway which provides access to block paved off road parking and the garage. There is a lawned front garden with a selection of shrubs and hedging to the borders. Side access leads to the established rear garden which commences with a paved patio area with the remainder mainly laid to lawn with a selection of well maintained flower beds with established shrubs, trees and hedging to the borders. Two timber sheds and summer house are to remain.

### Agents Note

Tenure - Freehold

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

Broadband - Virgin, BT Fibre and Sky available

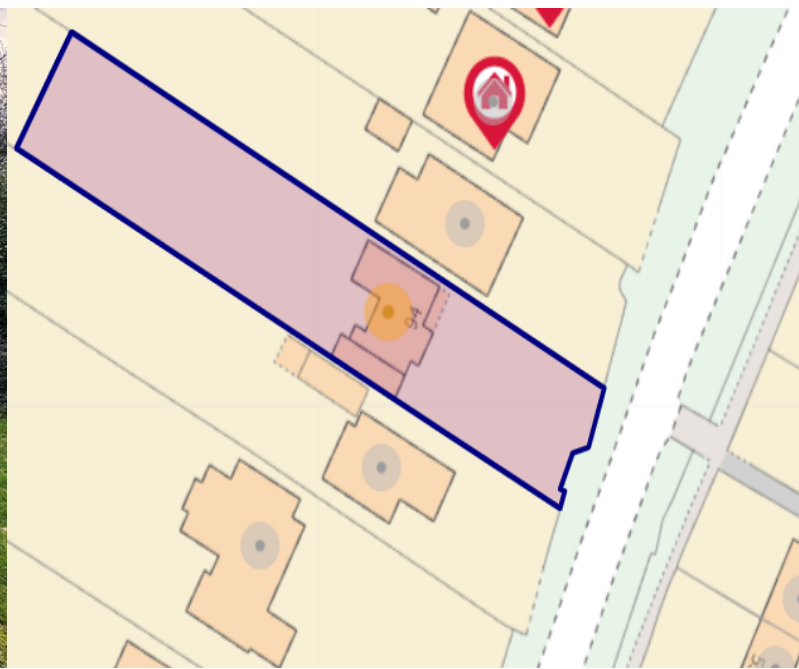
Council Tax Band - E

EPC - D

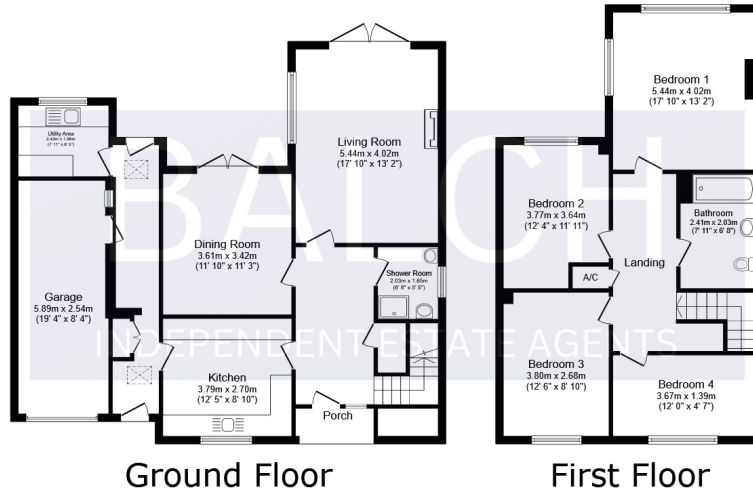
### Viewings

By prior appointment with Balch Estate Agents.

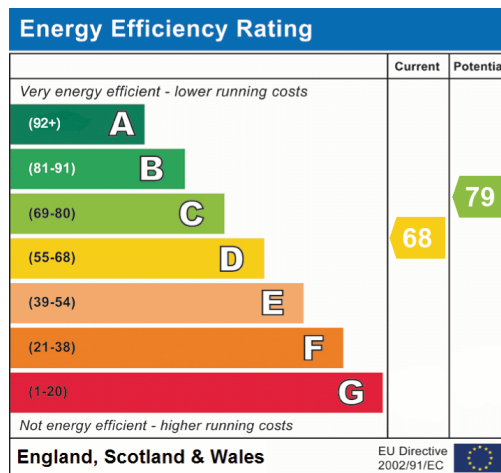
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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