



## 4 Broomhall Road, Chelmsford, Essex, CM1 7HB

- FOUR BEDROOM DETACHED CHALET
- UNDERFLOOR HEATING TO GROUND FLOOR
- CONTEMPORARY STYLED KITCHEN
- LANDSCAPED GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- SEALED UNIT UPVC FRAMED WINDOWS
- TWO SHOWER ROOMS
- CLOAKROOM
- VERSATILE ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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This Detached Chalet was traditionally constructed in 2011 and offers versatile family living accommodation throughout, the two ground floor reception rooms can be used as bedrooms, the main lounge has Bi-fold doors overlooking the rear garden and is open plan to the well appointed fitted kitchen with quality appliances.

The UPVC framed sealed unit windows are adorned with bespoke plantation shutters, the gas fired central heating (new boiler recently installed) is served by wet pipe under floor to the ground floor and radiators to the first floor. High quality fittings to the cloak room and shower rooms, bedroom two links to a well appointed walk in dressing room.

The rear garden has been thoughtfully landscaped with areas of hardwood decking, patio and expanse of lawn all enjoyed from the over view from the Bi-fold doors in the main lounge.

The property is well located for Broomfield Hospital, the Grammar schools King Edward VI and Chelmsford County High School for Girls, local primary school as well as pubs, shops and services in Broomfield Village. It provides access to the road network including the A130, A12 and A1060. There are a number of idyllic, countryside walks including alongside the River Chelmer, established nature reserves, woodland walks towards the village of Little Waltham. (Council Tax Band E)



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the reception hall.

### RECEPTION HALL

15' 4" x 11' 4" (4.67m x 3.45m)

Laminate wood flooring with under floor heating, stairs to first floor, radiator, oak veneer internal doors with chrome furniture, cupboard housing the recently installed gas central heating boiler

### CLOAKROOM

White suite comprising low flush W.C, wash hand basin with tiled splash back, tiled flooring, sealed unit window to rear, shaver point.

### STUDY/BEDROOM THREE

12' 11" x 9' 2" (3.94m x 2.79m)

Sealed unit window to rear with bespoke plantation shutters, laminate wood flooring, under floor heating.

### FAMILY ROOM/BEDROOM FOUR

12' 5" x 8' 8" (3.78m x 2.64m)

Sealed unit window to front with bespoke plantation shutters, under floor heating, laminate wood flooring.

### LIVING ROOM

18' 7" x 13' 10" (5.66m x 4.22m)

Bi fold fully glazed door to rear garden, laminate wood flooring under floor heating, TV point, one wall wood panelled, open to;

### KITCHEN

16' 6" x 8' 6" (5.03m x 2.59m)

Contemporary styled with base and wall cabinets, quartz work tops and matching upstands, integrated fridge/freezer, dishwasher, 5 ring gas hob with glass splash back and overhead extractor hood, integrated oven, space and plumbing for washing machine. Laminate wood flooring with under floor heating, wine chill cabinet. Kick plate mood lighting, integrated microwave, Deep glazed butler sink, sealed unit window to front with bespoke plantation shutters. Solid wood breakfast bar.

### FIRST FLOOR LANDING

Oak veneer internal doors to;

### BEDROOM ONE

16' 11" x 8' 8" (5.16m x 2.64m)

Sealed unit window to front, bespoke plantation shutters, radiator, access to eaves storage cupboard. Door to;

### EN-SUITE SHOWER ROOM

Fully tiled recessed shower cubicle, thermostatic overhead shower, low flush W.C, suspended wash hand basin fully tiled walls, ladder style heated towel rail, tiled flooring, extractor fan.

### SHOWER ROOM

Double shower tray, overhead shower and glazed screen, dry wall, extractor fan, low flush W.C, cabinet and free standing bowl wash hand basin with side mounted mixer tap. Vinyl flooring, ladder style heated towel rail, extractor fan, Velux window to side.

### BEDROOM TWO

16' 11" x 9' 9" (5.16m x 2.97m)

Sealed unit window to rear, bespoke plantation shutters. radiator, access to ;

### DRESSING ROOM

12' 1" x 7' 8" (3.68m x 2.34m)

Reduce head highest, fully shelved, hanging rails and lighting .

### EXTERIOR

Brick paved driveway provides off road parking for two vehicles, remainder of the frontage is hardscaped with brick retaining wall. Electric shutter door provides access to the storage facility to left hand flank of the property, power and light connected and courtesy door to rear garden. The storage facility is wired into the house intruder alarm.

The rear garden commences with a hardwood decked area leading to a large patio area for alfresco dining. Area of lawn bounded by shrub borders and panel fencing. Timber shed to remain.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

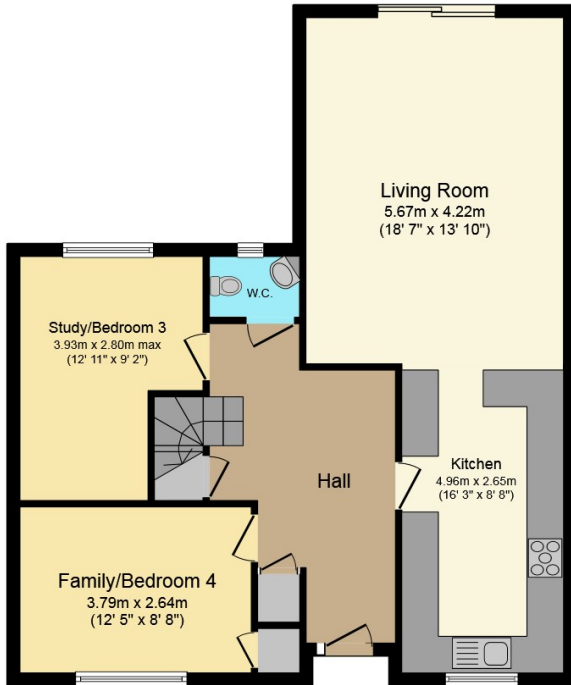
### VIEWINGS

By prior appointment with BALCH ESTATE AGENTS .

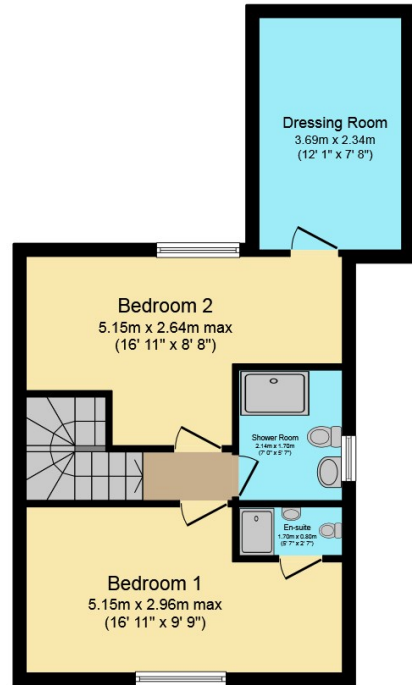
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



**Ground Floor**  
Floor area 76.4 sq.m. (822 sq.ft.) approx



**First Floor**  
Floor area 44.4 sq.m. (478 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	86
(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	

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