



45a Mill Lane, Broomfield, Chelmsford, Essex, CM1 7BQ

- Detached House
- Three Bedrooms
- Driveway Parking
- Living Room
- Spacious Accommodation
- Popular Location
- Close Proximity To Chelmsford's city Centre and Train Station
- Further land available by separate negotiation
- Kitchen / Diner



PROPERTY DESCRIPTION

Being offered with no onward chain is this spacious, bright and airy three bedroom detached house situated in the popular location of Mill Lane within Broomfield, being built in 2009 the property offers modern and contemporary accommodation whilst retaining charm and character, in keeping with the neighboring properties including Victorian brickwork and a natural slate roof. Accommodation is set over three floors. To the ground floor a welcoming entrance hall provides access to the living room with a delightful bay window to the front aspect, a spacious kitchen / diner provides access to a cloakroom and into the rear garden. To the first floor are two spacious, double bedrooms, the master bedroom enjoys a vaulted ceiling, the second bedroom has the added benefit of a double shower installed. A family bathroom serves the bedrooms. To the second floor is the third bedroom / loft room.

Externally the property benefits from off road, driveway parking to the front. To the rear is a good size, fully enclosed rear garden which commences with a paved patio area, ideal for entertaining and also has foundations laid for a half - hexagonal shaped conservatory. The remainder of the garden is mainly laid to lawn with a raised planting area and timber shed to remain, gated side access leads to the front of the property. Additional land to the rear of the garden is available by separate negotiation.

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider 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. Broomfield hospital is situated just over 1 miles from the property and Springfield hospital under two miles.

Mill Lane provides access to the Broomfield cricket ground and football club, there are a number of idyllic, countryside walks including alongside the River Chelmer, established nature reserves, woodland walks towards the village of Little Waltham. Beaulieu Park, Channells Golf course are accessible from the lane.



ROOM DESCRIPTIONS

Property Information

Entrance door leading through to;

Entrance Hall

Access to living room, kitchen / diner, stairs rising to first floor.

Kitchen / Diner

Window and doors to rear aspect, range of fitted wall and base units with work surfaces over, inset sink with drainer, space for appliances. Access to ;

Cloakroom

Low level WC, wall mounted wash hand basin.

Living Room

Bay window to front aspect.

First Floor Landing

Access to family bathroom and bedrooms one and two, stairs rising to second floor, window to front and side aspects.

Bedroom One

Bay window to front aspect, vaulted ceiling.

Bedroom Two

Window to rear aspect, double width shower cubicle.

Family Bathroom

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

Second Floor Landing

Bedroom Three

Skylight to rear aspect.

Exterior

The property is approached from the front and provides driveway parking for multiple vehicles. Gated side access provides access to the fully enclosed rear garden measuring; 28' 7" x 44' 0" (8.71m x 13.41m). The rear garden commences with a paved patio area, ideal for entertaining and also has foundations laid for a half - hexagonal shaped conservatory. The remainder of the garden is mainly laid to lawn with a raised planting area and timber shed to remain.

Agents Note

The property benefits from double glazing throughout and gas central heating. Broadband - BT Fibre and Sky available. EPC - C

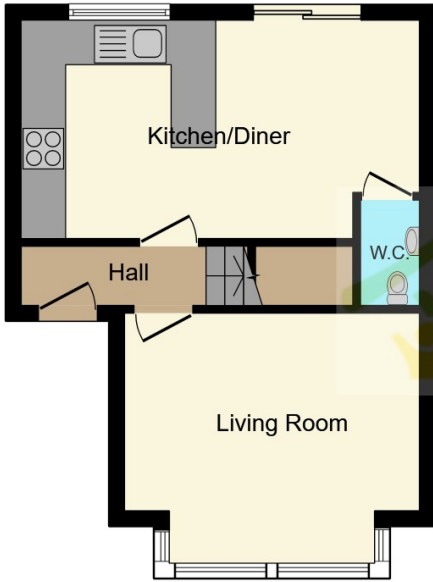
Viewings

By prior appointment with Balch Estate Agents.

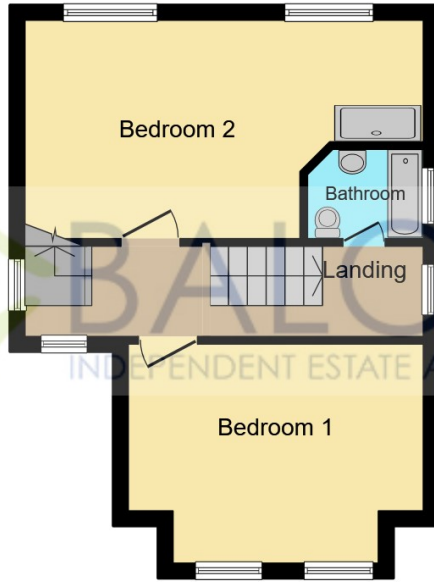
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



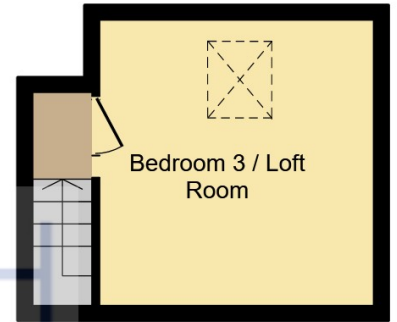
FLOORPLAN & EPC



Ground Floor



First Floor



Second Floor

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)	A		100
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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