

FOR SALE

Offers in Excess Of £575,000 Freehold



109a Arbour Lane, Chelmsford, Essex, CM1 7SB

- THREE BEDROOM DETACHED BUNGALOW
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY AND GARAGE
- LARGE LIVING ROOM/DINER
- FRONT AND REAR GARDENS
- SITUATED OFF PRIVATE DRIVEWAY
- NO ONWARD CHAIN
- MODERN & WELL PRESENTED THROUGHOUT
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- WALKING DISTANCE OF CITY CENTRE AND STATION



PROPERTY DESCRIPTION

Step into this stunning and meticulously modernised three-bedroom detached bungalow, offering the ultimate in contemporary single-level living. This home has been thoughtfully updated to provide comfort, style, and versatility, all complemented by a practical garage/study and an exceptional rear garden. The heart of this home is the impressive, open-plan lounge diner, boasting elegant wooden flooring and recessed lighting. Flooded with natural light, this expansive space is perfect for both relaxing and entertaining, with bi-fold doors seamlessly connecting to the rear patio and garden, perfect for indoor-outdoor living. The separate, modern fitted kitchen is both highly functional and aesthetically pleasing. It features high-gloss cabinetry, integrated appliances, a unique, eye-catching tiled floor, and a high-quality quartz countertop that provides a sleek finish and generous workspace. For added comfort, a chrome heated towel rail is fitted in the kitchen, a feature mirrored in both the family bathroom and the master en-suite.

The principal bedroom offers a serene retreat with its clean lines and contemporary décor, complete with a private en-suite shower room. Two further bedrooms provide comfortable accommodation for family or guests. The main family bathroom is equally well-appointed, featuring stylish tiling, a bath with an overhead shower, and contemporary fixtures. A truly valuable asset is the detached garage, which presents a fantastic opportunity as a flexible space that could serve as a home office, gym, hobby room, or traditional storage, adapting effortlessly to your lifestyle needs.

Outside, the rear garden is exceptional. A generous, contemporary patio area extends from the lounge diner, ideal for alfresco dining. This leads to a beautifully maintained lawn, bordered by mature planting and raised flower beds, offering a wonderful private oasis for relaxation and enjoyment. With a total floor area of 1,100 sq. ft., this bungalow combines spacious interiors with a high standard of finish throughout. It's a ready-to-move-into home that promises a beautiful and practical lifestyle. Early viewing is highly recommended to fully appreciate the quality and charm of this outstanding detached bungalow



ROOM DESCRIPTIONS

Living Room/ Dining Area

16' 8" x 19' 5" (5.08m x 5.92m)

Gas central Heating, Double Glazed window to the side, Solid engineered timber flooring, Bifold doors leading to the rear garden with integral blinds

Master Bedroom

10' 8" x 12' 0" (3.25m x 3.66m)

Double glazed window to front , fitted shutters , radiator , Solid engineered timber flooring

En-suite

4' 2" x 7' 5" (1.27m x 2.26m)

Tiled floor to ceiling , Walk in shower, Heated chrome towel rail, double glazed window to side , waterfall shower head

Bedroom Two

8' 7" x 14' 2" (2.62m x 4.32m)

Double glazed window to front, fitted shutters, radiator, Solid engineered timber flooring

Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)

Double glazed window to front, , fitted shutters, radiator, Solid engineered timber flooring

Family Bathroom

5' 9" x 7' 9" (1.75m x 2.36m)

Bath with shower overhead , Waterfall shower head, low level w/c, Hand basin , tiled floor to ceiling , double glazed window to side, Heated chrome towel rail

Kitchen

15' 5" x 11' 9" (4.70m x 3.58m)

Tiled flooring, Chrome heated towel rail, Modern fitted storage cupboards & draws, Quartz worktop , Integrated Neff appliances such as oven, microwave, dishwasher, gas hob and extractor fan, integrated Bosh washing machine, double glazed Window to the rear, integrated blinds, Space for large American style fridge freezer

Garage

The garage has been sectioned into two parts, the front being used for storage and the rear being used as a home gym/ study.

Study - 14' 5" x 7' 4" (4.39m x 2.24m)

Storage - 8' 2" x 3' 9" (2.49m x 1.14m)

Double glazed window to the rear

Off Road Parking

Parking for 2/3 cars on hard stand driveway

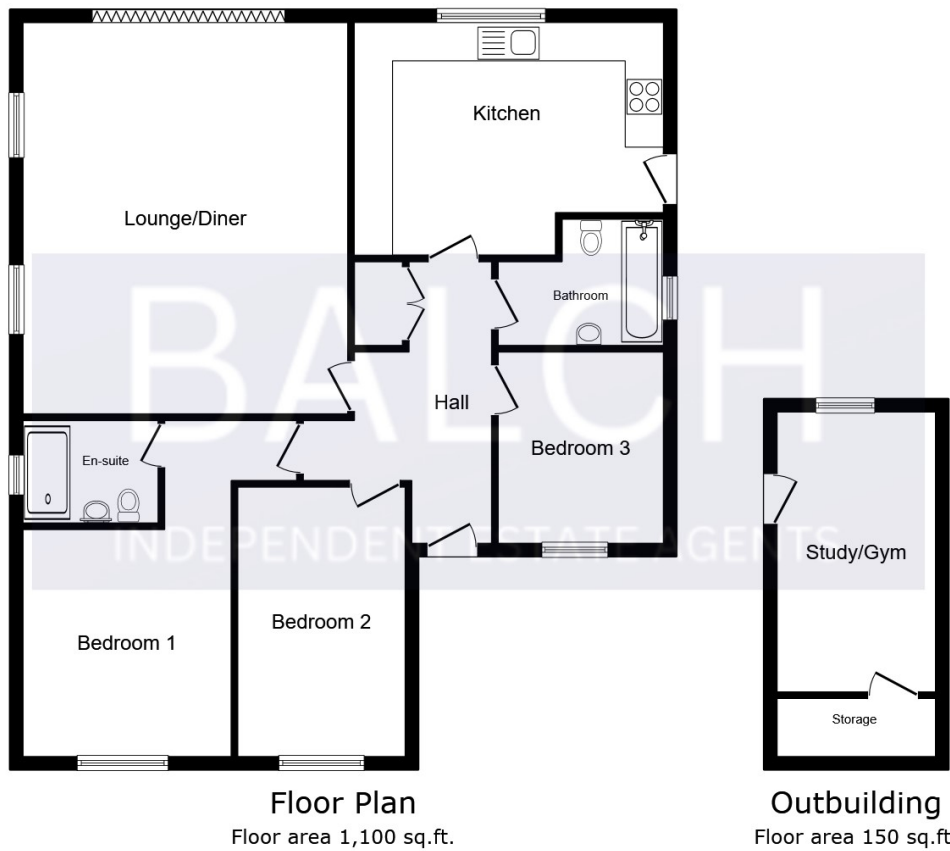
Rear Garden

Commences with patioed areas whilst the rest being laid to lawn with flower/shrub beds & borders, two wooden sheds to remain

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.





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

