



58 Kelvedon Close, CHELMSFORD, Essex, CM1 4DG

- THREE/FOUR BEDROOM DETACHED
- REFITTED CLOAKROOM
- LOUNGE AND SEPARATE DINING AREA
- REFITTED KITCHEN
- BREAKFAST AREA
- GROUND FLOOR STUDY/BEDROOM FOUR
- REFITTED FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A well presented THREE/FOUR BEDROOM LINK DETACHED family home located within this popular cul-de-sac position. The accommodation comprises of a refitted cloakroom, lounge, separate dining area, breakfast area, refitted kitchen and a study/bedroom four to the ground floor and three good sized bedrooms and a refitted bathroom to the first floor. The property also benefits from an attached single garage and additional parking to the front for numerous vehicles and there is a well maintained south facing rear garden. (Council Tax Band - E)

The property enjoys a location that is only a few minutes walk from a small shopping parade at Patching Hall Lane to include the Tesco Express and there is a wide variety of schooling for all age groups to include St John Payne Catholic School, Chelmsford County High School for Girls and King Edward VI Grammar School. Bus services close by serving city centre for more comprehensive amenities and main line station.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Double glazed entrance door leads into the entrance lobby.

Entrance Lobby

Access to the entrance hall.

Entrance Hall

Stairs rising to first floor, door to cloakroom and access to the lounge.

Refitted Cloakroom - (2022)

Obscure double glazed window to front, low level wc, wash hand basin.

Lounge

17' 0" x 14' 6" (5.18m x 4.42m)

Double glazed bay window to front, feature fireplace, archway to the dining area.

Dining Area

8' 0" x 7' 10" (2.44m x 2.39m)

Double glazed doors to the rear garden, access to the breakfast area.

Breakfast Area

9' 3" x 7' 10" (2.82m x 2.39m)

Access to the refitted kitchen and a door to the study/bedroom four.

Refitted Kitchen - (2022)

11' 8" x 8' 10" (3.56m x 2.69m)

Fitted with a range of base and wall mounted storage cupboards, wall mounted gas combination boiler (replaced in 2021), double glazed window to rear, sink unit, space and plumbing for washing machine and dishwasher, space for fridge/freezer, integrated electric oven and gas hob with extractor over.

Study/Bedroom Four

11' 1" x 8' 6" (3.38m x 2.59m)

Door to garage.

First Floor Landing

Loft access, double glazed window to side, doors to:

Bedroom One

12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window to rear, fitted wardrobes.

Bedroom Two

12' 3" x 10' 0" (3.73m x 3.05m)

Double glazed window to front.

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m)

Double glazed window to front.

Refitted Family Bathroom - (2022)

Obscure double glazed window to rear, low level wc, vanity wash hand basin, panelled bath with shower room.

Exterior

To the front of the property there is a driveway that provides off road parking which in turn leads to the single garage with up and over door with power and light connected. The south facing rear garden commences with a patio area with the remainder being laid with artificial grass with a selection of flowers and shrubs, wooden shed to remain.

Services

All main services are connected.

Viewings

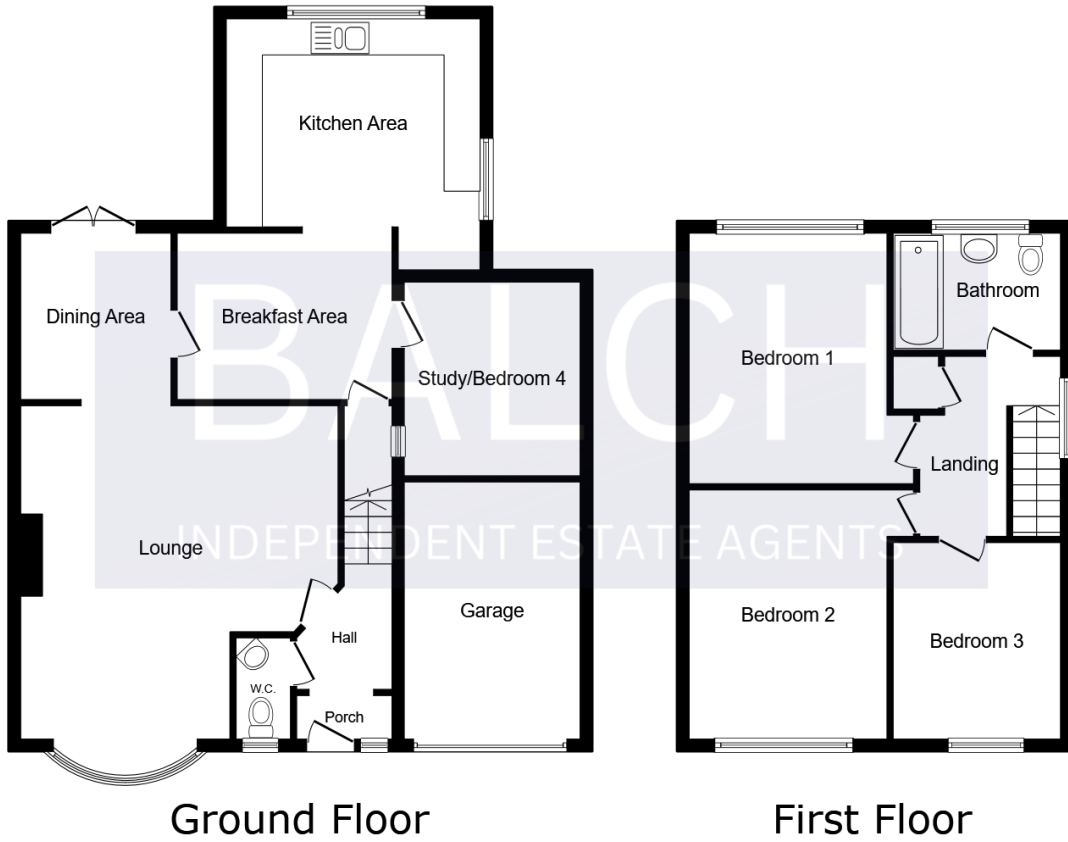
Strictly through the Vendor's agents, BALCH ESTATE AGENTS. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should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

Referrals


If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(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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