

bond  
Residential



Augustine Way, Bicknacre, CM3 4ET

Council Tax Band E (Chelmsford City Council)



Guide Price £575,000 - £585,000 Freehold



**GUIDE PRICE £575,000 - £585,000**

A superbly presented and extended four/five bedroom detached family home located in this popular cul de sac in the charming village of Bicknacre within walking distance of local primary school.

## ACCOMMODATION

The ground floor accommodation comprises a spacious entrance hall and ground floor cloakroom, to the front of the property is a modern fully fitted kitchen with shaker style units and integrated appliances which opens into a dining room with bi-fold doors opening into a spacious living room, located to the rear and which opens onto the rear garden. The living room also leads to a lobby and ground floor bedroom with fitted storage and a separate study which lends itself to creating an en-suite shower room (subject to required consents).

On the first floor there are four bedrooms with the principal bedroom featuring custom fitted wardrobes, the spacious fully tiled family bathroom has a contemporary suite with bath and separate corner shower and underfloor heating.

## OUTSIDE

To the front of the property there is driveway parking for 2/3 cars and access to an attached garage. There is separate side access which leads to the private rear garden which enjoys a westerly aspect and is approximately 50ft x 35ft. The garden features a large decked area and lawn with mature flower and shrub borders, timber shed and a garden bar.

- Extended and superbly presented family home
- Ground floor cloakroom
- Modern fully fitted kitchen/diner with integrated appliances
- Study (potential en-suite for g/floor bedroom)
- Modern family bathroom with underfloor heating
- Double glazed windows with plantation shutters throughout
- Garage and driveway parking for 2/3 cars
- Highly popular village location
- Cul de sac location
- Entrance Hall
- Large living room overlooking rear garden
- Ground floor bedroom
- Four/Five bedrooms
- Gas central heating (New boiler installed 2023)
- UPVC soffits and fascias
- West facing rear garden 50ft x 35ft (approx.)
- Walking distance from local primary school















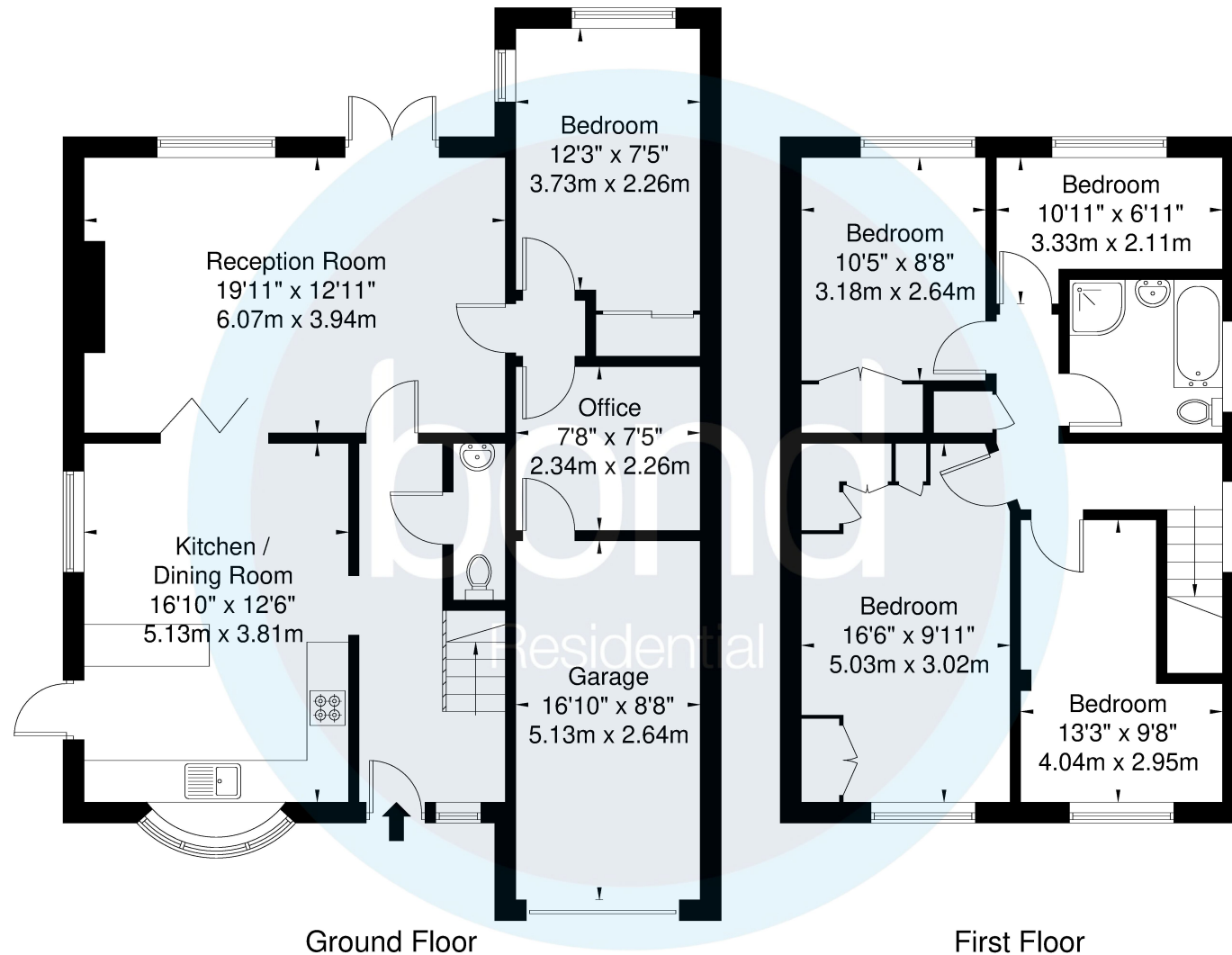








Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft



**For Illustration Purposes Only - Not To Scale**

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