



Butts Lane, Danbury, CM3 4NP

Council Tax Band E (Chelmsford City Council)



£500,000 Freehold

ACCOMMODATION

A modern three bedroom semi detached home located in the very heart of the village centre in a collection of just seven homes known as The Oaks which were constructed in 2019 by Jenny Moody properties. The focus of the development was to provide a blend of modern comforts with traditional style and everyday functionality. The home is located in a small mews of just 3 properties and offers ground floor accommodation comprising an entrance hall, ground floor cloakroom, fitted kitchen with shaker style units, integrated appliances and LED pelmet lighting and a spacious and bright living room with velux windows and bi-fold doors opening into the rear garden. On the first floor there are three bedrooms with fully tiled en-suite shower to the principal bedroom and fully tiled family bathroom. There are many energy efficient features which include double glazed white timber windows, roof fitted photo voltaic panel system to generate electric via solar gain, low energy lighting and an energy efficient gas boiler with underfloor heating to the ground floor. Outside there is a block paved driveway and an open ended carport whilst the enclosed rear garden features indian sandstone paving and a lawn with planted beds and borders.

LOCATION

Located in the pretty village of Danbury, the development is tucked away behind the main village green and therefore highly convenient for all amenities which Danbury offers including a range of local facilities which include local Co-op supermarket and Tesco convenience store, public houses and a parish church. Schooling includes Elm Green and Heathcote as well as Danbury Park and St Johns primary schools. For the commuter, Chelmsford and Hatfield Peverel mainline stations lie approximately 5 miles from the village. Chelmsford city centre offers an extensive range of shopping and leisure activities whilst Maldon town centre and South Woodham Ferrers are also within easy reach of the village. The A12 trunk road which links to the M25 and beyond is less than 2.5 miles from the property.

- 10 year NHBC warranty from 2019
- Fitted kitchen with branded appliances and shaker style units
- Spacious living room with bi-fold doors opening into the garden
- Three bedrooms
- Fully tiled bathroom/wc
- Double glazed white timber windows
- Open ended car port and block paved driveway
- Walking distance of local amenities and services
- Modern traditionally built semi detached home
- LED pelmet lighting in kitchen
- Ground floor cloakroom
- Principal bedroom with en-suite shower
- Gas central heating with underfloor heating to ground floor
- Roof fitted photo voltaic panel system
- Brushed stainless steel electrical fittings
- Small development of just seven homes

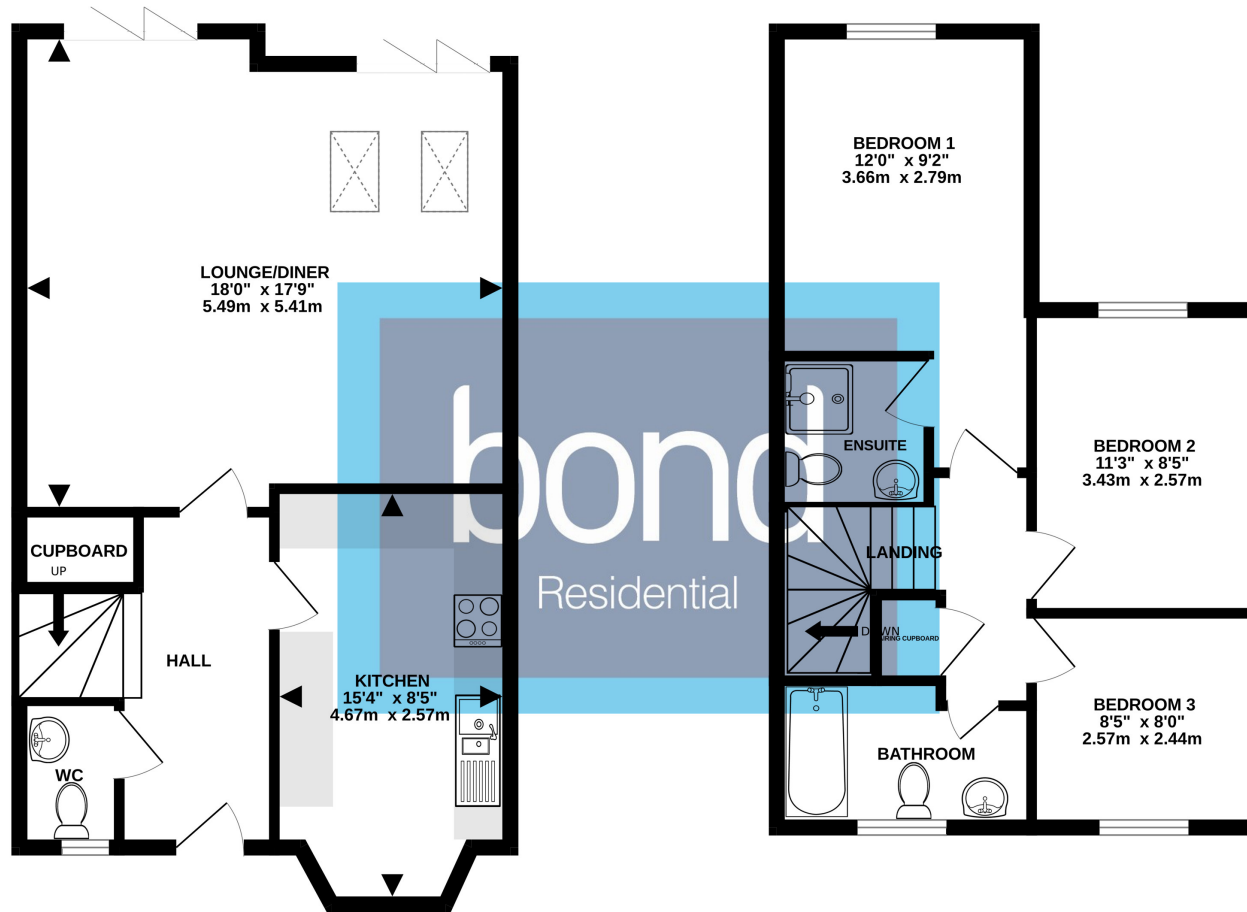






GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

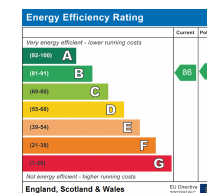
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.



10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk