



Gunson Gate, Chelmsford, Essex, CM2 9NZ

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Offers In Excess of £650,000 Freehold

ACCOMMODATION

This modern detached family home comprises an entrance hall, living room with square bay window to front, fitted kitchen/dining room, conservatory, study, utility room and a cloakroom complete the ground floor accommodation. To the first floor there is a landing, a master bedroom with fitted wardrobe and en suite shower room with modern white suite, three further bedrooms and a family bathroom with modern white suite.

Externally the property offers a block paved driveway to the front providing off road parking for numerous vehicles and a landscaped south facing rear garden.

LOCATION

Gunson Gate forms part of the Princes Gate development which is conveniently located off Princes Road, the property is conveniently located for local infant and junior schools which are both rated good in their latest OFSTED reports as well as Moulsham High school, The Real School guide 2020 places Moulsham High School in the top 10 of ALL schools, including independent and Grammar Schools, in Essex.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- No onward Chain
- Fitted Kitchen/Dining Room
- Living Room
- Utility Room
- Four Bedrooms

- Detached Family Home
- Conservatory
- Study
- Ground Floor Cloakroom
- Master Bedroom With En Suite & Fitted Wardrobes

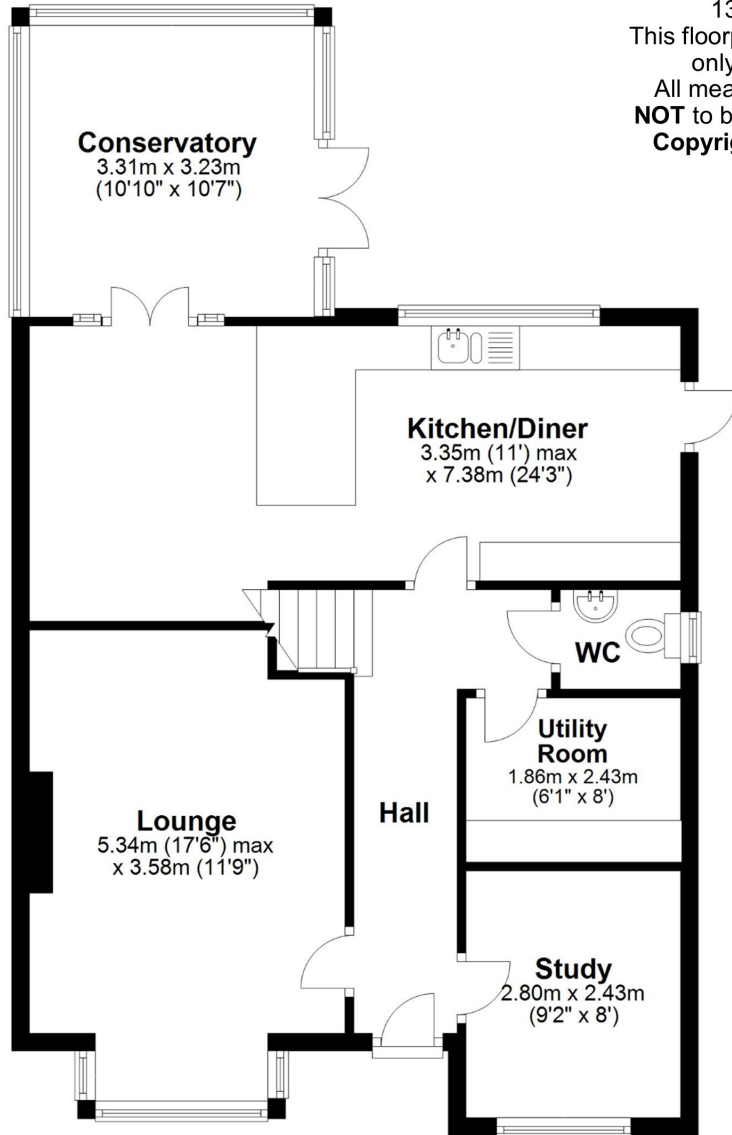








Ground Floor



APPROX INTERNAL FLOOR AREA

130 SQ M (1400 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**

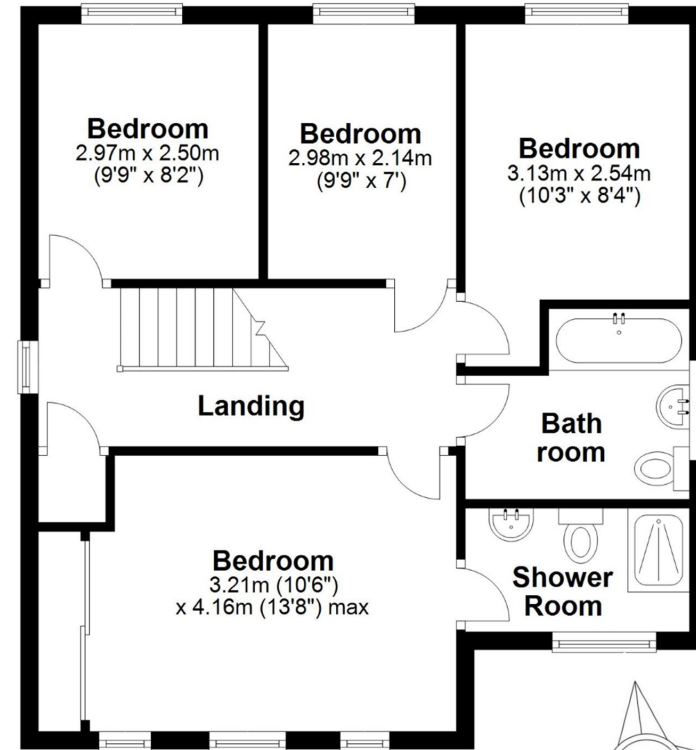
All measurements are approximate

NOT to be used for valuation purposes

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First Floor



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