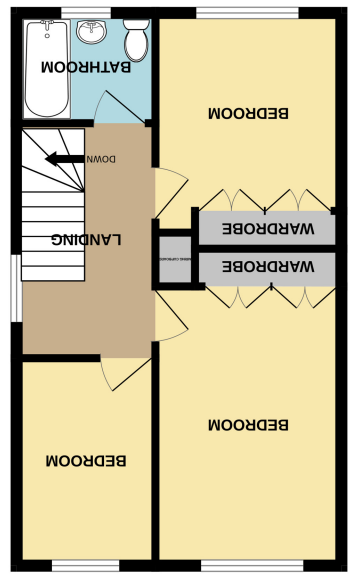
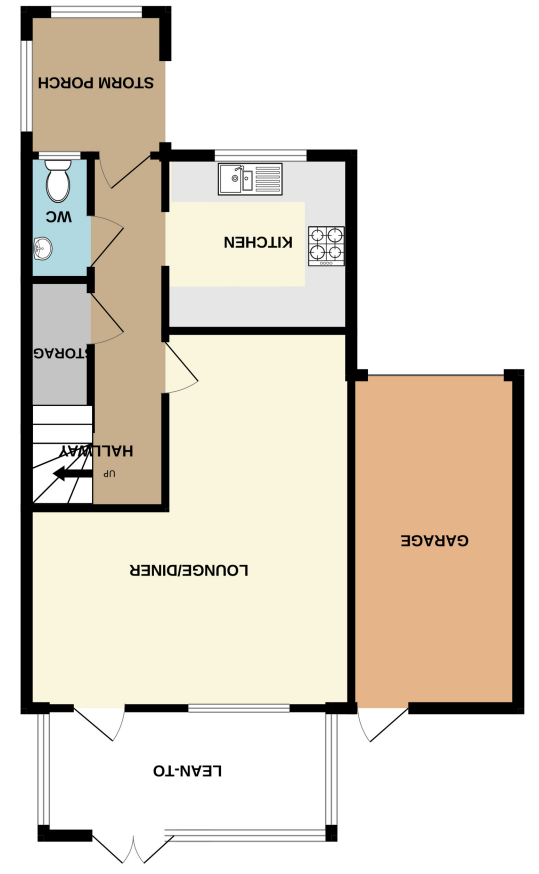


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1126 sq. ft. (104.6 sq.m.) approx. Made with Metropix ©2024



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
72	87





FRONTAGE

Situated in a quiet cul-de-sac location. Driveway with access to garage via Electric up & over door. Canopied entrance storm porch with quarry tiled brick wall surround. Light point. UPVC double glazed entrance door into entrance hall.

ENTRANCE HALL

17' 11" x 6' 2" (5.46m x 1.88m) maximum - narrowing TO 2'9". Textured coved ceiling with ceiling light point. Built in under stairs storage cupboard with access to fuse board and electricity meter. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout. Carpeted staircase with timber balustrade rising to first floor.

GROUND FLOOR WC

6' 0" x 3' 2" (1.83m x 0.97m) Obscure UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Ceramic tiled walls at half height. Tile effect vinyl flooring. Close coupled WC. Suspended wash basin. Wall mounted panelled radiator.

KITCHEN

9' 1" x 8' 7" (2.77m x 2.62m) UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Kitchen comprises of wall mounted and base level kitchen cabinet & drawer units with rolled edged worktop. Incorporating a one and a half bowl sink unit with mixer tap and drainer. Ceramic tiled splash backs. Four ring Gas hob and integral Neff oven beneath. Integral Neff dishwasher. Space & plumbing for free standing washing machine. Wall mounted double banked radiator. Additional under unit space for fridge and freezer. Wall mounted central heating boiler along with hot water and heating programmer. Tiled flooring laid throughout.

LOUNGE/DINER

18' 5" narrowing to: 9' 9" (5.61m x 2.97m) x 15'10" narrowing to: 9'1". Textured coved ceiling throughout. Two ceiling light points. UPVC double glazed window to conservatory. Wall mounted double banked radiator. Addition wall mounted double banked radiator to the dining area. Carpet laid throughout. UPVC double glazed door opening to lean-to conservatory.

CONSERVATORY/LEAN-TO

14' 2" x 6' 3" (4.32m x 1.91m) Aluminium construction. Tiled flooring laid throughout. Doorway opening to rear garden.



FIRST FLOOR LANDING

Via carpeted return staircase with timber balustrades. UPVC double glazed window to side aspect. Textured ceiling with ceiling light point. Access to loft. Built in airing cupboard housing hot water cylinder. Carpet laid throughout the landing.

BEDROOM ONE

15' 6" into wardrobes x 9' 0" (4.72m x 2.74m) UPVC double glazed window to rear aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes. Carpet laid throughout.

BEDROOM TWO

12' 0" into wardrobes x 9' 3" (3.66m x 2.82m) UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes. Carpet laid throughout.

BEDROOM THREE

10' 1" x 6' 8" (3.07m x 2.03m) UPVC double glazed window to rear aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m) Contemporary fitted bathroom suite. Obscure UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Ceramic tiled walls. Wall mounted chrome heated towel rail. Vinyl flooring throughout. Suite comprises of a panelled bath with mixer tap and thermostatic mixer shower over. Pedestal wash basin with mixer tap, dual mechanism push flush WC.

REAR GARDEN

Commences with a paved patio area. Block paved pathway to one aspect leading to the end of the garden. Centered lawn with feature stepping stones. Array of mature shrubs. Mixture of timber fencing and brick retaining walled boundaries. Rear access via courtesy door to garage.

GARAGE

16' 7" x 8' 2" (5.05m x 2.49m) Electric up & over garage door. Courtesy door to garden. Power & lighting connected. Pitched tiled roof with potential for overhead additional storage.

COUNCIL TAX BAND D

Chelmsford county council

