

FOR SALE

Offers in Excess of £550,000 Freehold



88 Petunia Crescent, Chelmsford, Essex, CM1 6YR

- IMMACULATEDLY PRESENTED
- EXTENDED
- 4 / 5 BEDROOMS
- OFF ROAD PARKING
- EN SUITE BATHROOM
- UTILITY ROOM
- VERSATILE ACCOMMODATION
- CLOSE PROXIMITY TO THE CITY AND RAIL STATION



PROPERTY DESCRIPTION

Situated within the popular area of Springfield, within close proximity to well-regarded schooling, local amenities and Chelmsford's city centre is this 4 / 5 bedroom extended, link detached family home which has been finished to the highest of standards throughout.

Accommodation is set over two levels and offers versatile and bright and airy accommodation throughout.. Ground floor accommodation comprises; entrance hall, living room, open plan style kitchen / dining room, utility room, bedroom five / additional reception room and a shower room which was configured for disabled access. To the first floor are four good sized bedrooms, family bathroom and the master bedroom is served by an en-suite shower room.

Externally the property benefits from off road parking and a fully enclosed, low maintenance garden.

The property is situated in Petunia Crescent to the North East of Chelmsford's city centre. Local amenities are within close proximity including a selection of shopping parades, and the new Beaulieu development offers a range of further shops and amenities. Chelmsford's city centre offers a wider selection of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas.

Springfield offers a selection of well-regarded primary schools, Boswells high school. Chelmsford also offers two of the country's top performing grammar schools, private schools including New Hall, Writtle Agricultural college and Anglian Ruskin University.

There is a regular bus service providing access from Springfield to the City Centre. Chelmsford's mainline station provides a direct service to London Liverpool Street, the upcoming Beaulieu train station (due to be built by 2026) will be located within close proximity to the property which will also offer direct services into London Liverpool Street. The A12 is within easy reach which provides access to the M25.



ROOM DESCRIPTIONS

Property Information

(With Approximate Room Sizes)

Composite entrance door leading into:

Entrance Hallway

Stairs rising to the first floor, windows to side aspects, doors leading to bedroom five / reception room, door leading through to:

Living Room

3.40m x 7.06m (11' 2" x 23' 2")

Window to front aspect, electric feature fire place with recess for wall mounted tv opening through to:

Kitchen / Dining Room

7.21m x 3.22m (23' 8" x 10' 7")

Window to rear aspect and skylights to the roof, bi- folding doors to the rear aspect. Range of wall and base units with rolled edge granite work surfaces over, inset butler sink, kitchen island with seating, integrated induction hob with extractor over, double oven, dishwasher, pantry cupboard. Exposed brick wall to the dining area. Door leading through to utility room..

Utility Room

2.32m x 2.21m (7' 7" x 7' 3")

Door leading through to shower room and bedroom five / reception room. Range of base units with rolled edge work surfaces over with inset sink, wall mounted newly installed boiler with a ten year guarantee, space for fridge freezer, washing machine, tumble dryer.

Shower Room

1.17m x 2.53m (3' 10" x 8' 4")

Configured for disabled access, Low level WC, pedestal wash hand basin, double width tiled shower cubicle, heated towel rail.

Bedroom Five / Reception Room

2.32m x 3.54m (7' 7" x 11' 7")

Window to front aspect.

First Floor Landing

Doors leading to bedrooms and family bathroom.

Bedroom One

2.30m x 5.03m (7' 7" x 16' 6")

Window to front aspect, velux windows, selection of fitted wardrobes, door leading to en-suite.

En-suite

2.30m x 1.04m (7' 7" x 3' 5")

Window to side aspect, low level WC, vanity wash hand basin, tiled shower cubicle, heated towel rail.

Bedroom Two

2.88m x 3.54m (9' 5" x 11' 7")

Window to front aspect.

Bedroom Three

2.53m - 2.88 Max x 3.12m (8' 4" x 10' 3")

Two windows to rear aspect.

Bedroom Four

1.73m x 2.02m (5' 8" x 6' 8") 1.73m x 2.02m (5' 8" x 6' 8")

Window to front aspect.

Family Bathroom

2.10m x 1.35m (6' 11" x 4' 5")

Low level WC, vanity wash hand basin, paneled bath with shower attachment over, heated towel rail.

Exterior

To the front of the property there is a driveway providing off road parking, gated side access leads to the rear garden. The rear garden commences with a paved patio area ideal for entertaining. The remainder is laid to artificial lawn with a shed to the rear and mature shrubs to the borders.

Agents Note

The property benefits from electric blinds throughout and Tom Dixon light fittings, all are to remain.

The property has a newly installed central heating system with a 10 year boiler guarantee and the property has been re-wired throughout.

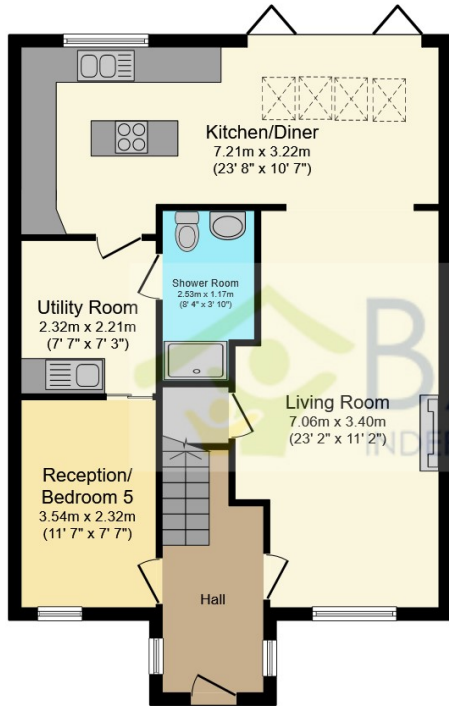
Viewings

By prior appointment with 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.



FLOORPLAN & EPC



Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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