



Kirk Place, Chelmer Village, Chelmsford, Essex, CM2 6TN

Council Tax Band C (Chelmsford City Council)

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Offers in Excess of £375,000 Freehold

This well-presented semi-detached modern home offers comfortable and practical accommodation, ideal for modern family living. The property is arranged over two floors and provides a balanced layout with well-proportioned rooms and excellent everyday functionality.

The ground floor features a welcoming entrance hall leading into a bright and spacious sitting room, creating an ideal space for relaxing and entertaining. A conservatory extends the living space and enjoys views over the garden, offering a versatile area suitable for year-round use as a second reception room, playroom, or home office. The kitchen provides ample storage and workspace with the ground floor WC completing the ground floor accommodation.

Upstairs, the property offers three bedrooms and a family bathroom with modern white suite, making it perfectly suited to growing families, couples, or those needing flexible space for working from home.

Externally, the home benefits from a private rear garden and a garage located in a nearby block, providing secure storage or parking.

Area Guide

Kirk Place is situated within the popular Chelmer Village area of Chelmsford, a well-regarded residential location known for its convenience and community feel. The property is within easy reach of local amenities including supermarkets, shops, cafes, and everyday services at Chelmer Village Retail Park.

The area offers access to a range of green spaces and recreational facilities, with nearby parks, riverside walks, and open areas ideal for families, dog walkers, and outdoor enthusiasts. Chelmer Village benefits from good transport connections, including regular bus services into Chelmsford city centre and straightforward access to major road links such as the A12 and A130. Chelmsford railway station provides direct services to London Liverpool Street, making the area popular with commuters.

Families are well served by a number of local schools close to Kirk Place, including Barnes Farm Primary School, Chancellor Park Primary School, and local secondary options such as The Beaulieu Park School & The Boswells School, all contributing to the area's strong family appeal.

- Well-presented semi-detached family home
- Bright sitting room ideal for everyday living
- Ground floor cloakroom
- Garage in nearby block
- Family bathroom with modern white suite
- Spacious and well-balanced accommodation
- Conservatory providing additional reception space
- Kitchen with good storage and work surfaces
- Three Bedrooms
- Established Rear Garden



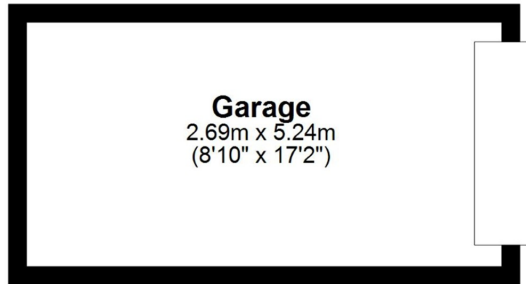






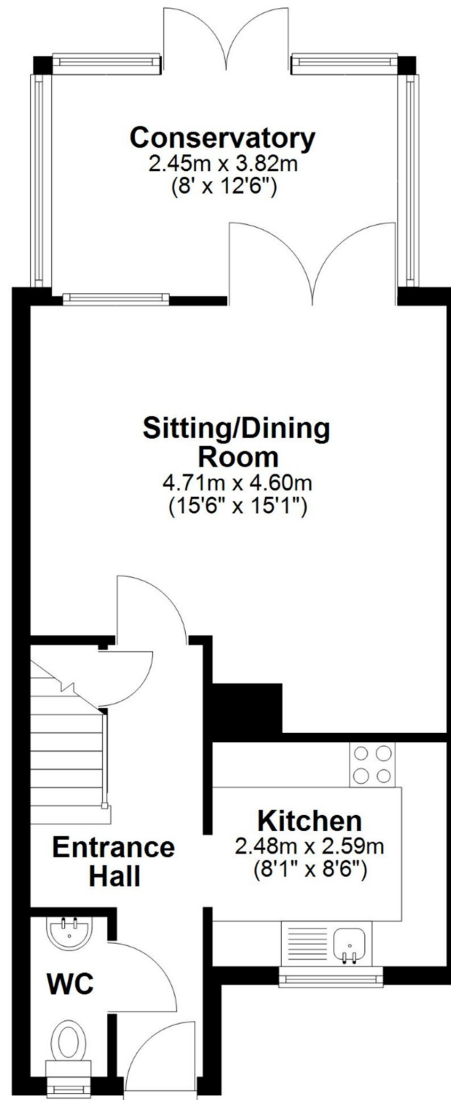


Outbuilding

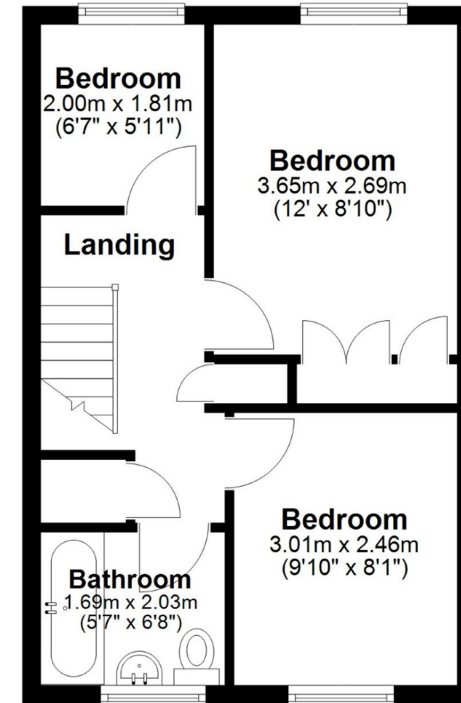


APPROX INTERNAL FLOOR AREA
 79 SQ M (850 SQ FT)
OUTBUILDING 14 SQ M (150 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate **NOT** to be used for valuation purposes.
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Ground Floor



First Floor



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