



# 17 Derwent Court,, Chelmsford, Essex, CM1 2FN

- WELL PRESENTED FAMILY HOME
- FOUR BEDROOMS
- REFITTED OPEN PLAN KITCHEN/DINER
- ORANGERY
- EN-SUITE TO BEDROOM ONE
- DOUBLE GARAGE
- CLOAKROOM
- FIRST FLOOR FAMILY BATHROOM
- PLEASANT REAR GARDEN
- VIEWING ESSENTIAL





## PROPERTY DESCRIPTION

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A modern and extremely well presented four bedroom family home which is positioned within this quiet residential street with views across allotments to the front. The accommodation comprises of an entrance hall, cloakroom, dining room/study, open plan kitchen/family room and an orangery to the ground floor with four bedrooms, family bathroom and an en-suite shower room which is accessed from bedroom one. The property further benefits from gas central heating, double glazing, a pleasant rear garden and a double width garage that measures 15'5 x 14'10 with power and light connected. (Council Tax Band - D)

The property is located approximately 2 miles from Chelmsford city centre which offers excellent shopping facilities, entertainments and of course the railway station with services to London Liverpool Street.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Double glazed entrance door leads into the entrance hall.

### Entrance Hall

Stairs rising to first floor, coat cupboard, doors to cloakroom, dining room/study and the open plan kitchen/family room.

### Cloakroom

Low level wc, vanity wash hand basin, heated towel rail.

### Dining Room/Study

9' 2" x 8' 8" (2.79m x 2.64m)

Double doors leading to the orangery.

### Open Plan Kitchen/Family Room

21' 6" x 12' 3" (6.55m x 3.73m)

Refitted kitchen with a range of base and wall mounted storage cupboards, integrated double oven, integrated full length fridge and freezer, integrated dishwasher, integrated washing machine, induction hob, sink unit, double glazed window to front, double doors leading to the orangery, spotlights

### Orangery

20' 6" x 8' 9" (6.25m x 2.67m)

Double glazed window and french doors to rear garden, spotlights, double doors to study/dining room.

### First Floor Landing

Airing cupboard, doors to:

### Bedroom One

15' 5" x 14' 10" (4.70m x 4.52m) MAX

Double glazed window to front, fitted wardrobes, door to en-suite shower room

### En-Suite Shower Room

Obscure double glazed window to front, heated towel rail, low level wc, wash hand basin, independent shower cubicle, fully tiled surround.

### Bedroom Two

12' 11" x 10' 9" (3.94m x 3.28m)

Double glazed window to front, fitted wardrobes.

### Bedroom Three

14' 8" x 8' 1" (4.47m x 2.46m)

Double glazed window to rear.

### Bedroom Four

9' 0" x 7' 4" (2.74m x 2.24m)

Double glazed window to front, fitted wardrobe.

### Family Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)

Obscure double glazed window to rear, low level wc, vanity wash hand basin, panelled bath with shower over, heated towel rail, fully tiled surround, spotlights.

### Exterior

To the front of the property there is a double width garage with an electric roller door and measures 15'5 x 14'10 and has power and light connected. The enclosed rear garden has a patio area with the remainder being laid to lawn with flower and shrub borders, personal door to garage.

### Agents Note

We have been advised by the current Vendors that there is an estates charge payable which is £1.65 pcm.

### Services

All main services are connected

### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

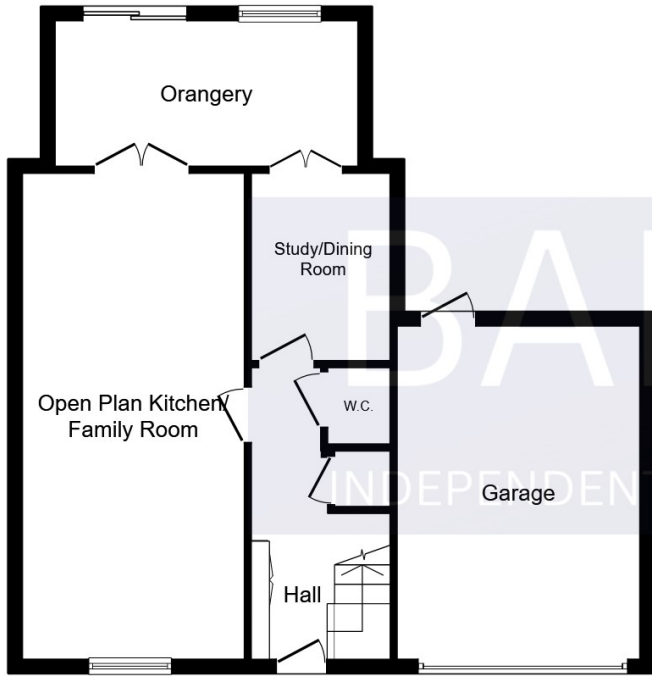
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Referrals

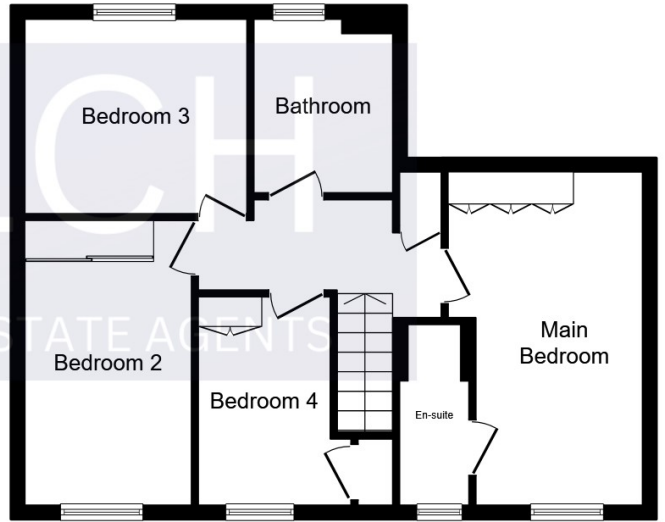
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC




Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |          | Current  | Potential |
|---|----------|--|-----------|
| Very energy efficient - lower running costs |          |  |           |
| (92+)                                       | <b>A</b> |  |           |
| (81-91)                                     | <b>B</b> |  | <b>87</b> |
| (69-80)                                     | <b>C</b> | <b>79</b>  |           |
| (55-68)                                     | <b>D</b> |  |           |
| (39-54)                                     | <b>E</b> |  |           |
| (21-38)                                     | <b>F</b> |  |           |
| (1-20)                                      | <b>G</b> |  |           |
| Not energy efficient - higher running costs |          |  |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC  |           |

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