

FOR SALE

£625,000 Freehold



# 14 Little Nell, Chelmsford, Essex, CM1 4YL

- DETACHED FAMILY HOME
- EN SUITE SHOWER ROOM TO BED ONE
- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- KITCHEN BREAKFAST ROOM
- GARAGE AND DRIVEWAY
- SHORT WALK TO LOCAL SHOPS AND SCHOOLS
- BACKING ON TO DAFFY WOOD





## PROPERTY DESCRIPTION

Occupying a mews location, and backing directly onto Daffy Wood is this four double bedroom, detached family house, which is offered for sale with no onward chain, the property has recently had a newly fitted family bathroom, en-suite and ground floor cloakroom.

Newland Spring is located 2.5 miles north of the centre of Chelmsford with a regular bus service to the City and railway station with trains to London Stratford taking from 31 minutes and Liverpool Street from 36 minutes. There is also a sought after primary and pre school plus a Morrisons superstore within walking distance.

The property boasts a spacious lounge, four good sized bedrooms with newly fitted en-suite to master, spacious kitchen breakfast room, a separate dining room/study or play room, private rear garden with excellent potential to extend (STP), garage and driveway parking for multiple cars.





## ROOM DESCRIPTIONS

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### Entrance Hall

Entrance door to front, doors to cloakroom, kitchen / breakfast room, dining room, lounge, cupboard, stairs to first floor, radiator.

### Cloakroom

Newly re fitted obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator.

### Kitchen Breakfast Room

8' 09" x 16' 01" (2.67m x 4.90m) Dual aspect double glazed window to rear and side, door to side, range of wall and base units, rolled edge work surfaces with sink inset, boiler to cupboard, integrated appliances, radiator, part tiled walls.

### Dining Room

9' 05" x 9' 05" (2.87m x 2.87m) Double glazed window to rear, radiator.

### Lounge

5.80m x 3.45m (19' 0" x 11' 4") Double glazed bow window to front, double glazed sliding doors to the rear, fireplace, two radiators.

### First floor

#### Landing

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard housing immersion tank, radiator.

### Bedroom One

12' 07" x 12' 08" (3.84m x 3.86m) Double glazed window to rear, door to en-suite, generous fitted wardrobes, radiator.

### En-Suite Shower Room

Obscure double glazed, newly fitted window to side, fully tiled shower cubicle, low level W/C, pedestal hand wash basin, heated towel rail, tiled walls.

### Bedroom Two

9' 0" x 11' 06" (2.74m x 3.51m) Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three

11' 05" x 6' 10" (3.48m x 2.08m) Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Four

9' 07" x 6' 03" (2.92m x 1.91m) Double glazed window to rear, wardrobe, radiator, loft access.

### Family Bathroom

Obscure double glazed window to front, newly fitted bathroom, panel bath with shower mixer tap, low level W/C, pedestal hand wash basin, heated towel rail, tiled walls.

### Outside

#### Frontage

Driveway parking for multiple cars, access to garage and side access, lawned area.

#### Integral Garage

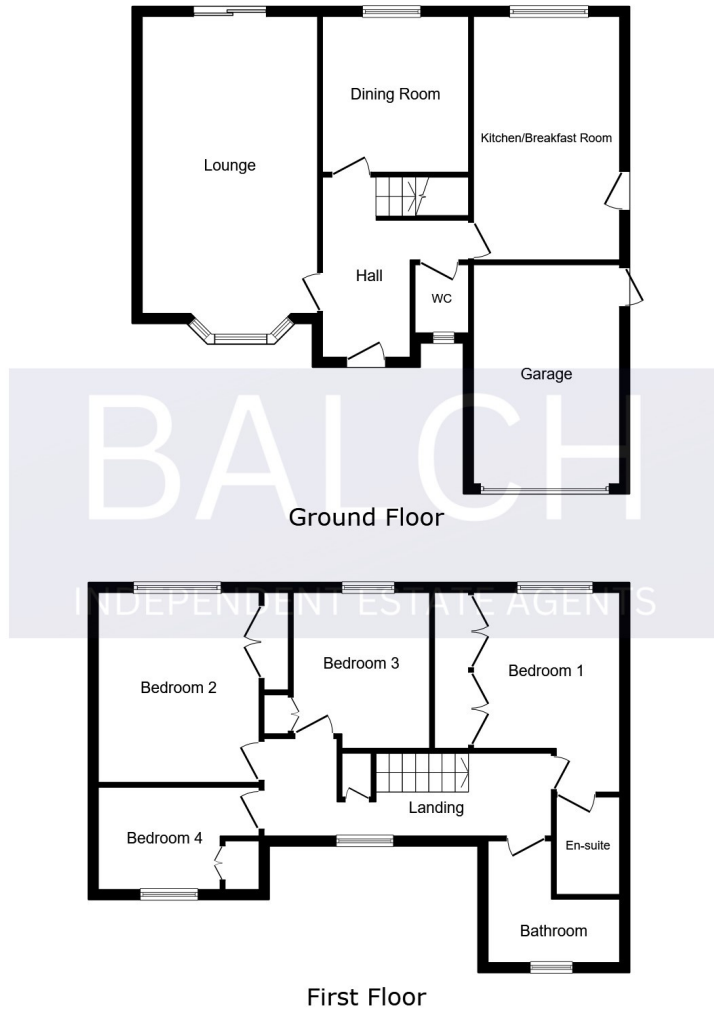
9' 03" x 17' 07" (2.82m x 5.36m) Up and over door, power and lighting connected, side access door to garden.

#### Rear Garden

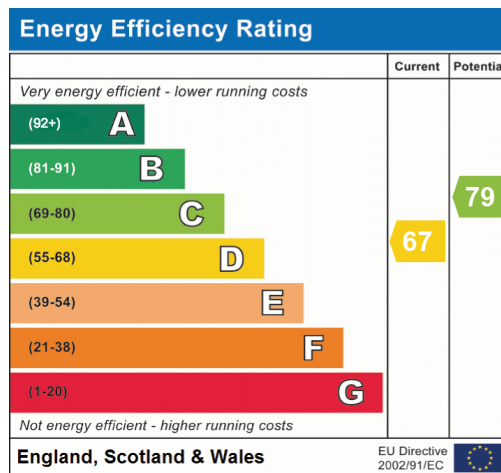
Patio to immediate rear, gated side access, door to garage, mature shrubs to border, rest laid to lawn,



# FLOORPLAN & EPC



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](http://www.Propertybox.io)



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