



Marston Beck, Chelmer Village, Chelmsford, Essex, CM2 6RL

Council Tax Band E (Chelmsford City Council)



£525,000 Freehold



## Spacious Family Home in Chelmer Village

Discover this charming four-bedroom detached home, nestled in the sought-after Marston Beck, Chelmer Village, Chelmsford. Perfectly positioned for family living, this property offers a harmonious blend of comfort and convenience. As you approach, you'll be greeted by a welcoming façade and a driveway that provides ample parking space, complemented by a convenient garage.

Step inside to find a thoughtfully designed layout that caters to modern family needs. The ground floor boasts a spacious sitting room, perfect for relaxing evenings, and a separate dining room ideal for entertaining guests. The kitchen is well-equipped, offering both functionality and style, while a cosy study provides the perfect space for a home office or quiet retreat. A convenient WC completes the ground floor amenities. Upstairs, four generously sized bedrooms await, each offering a peaceful sanctuary for rest and relaxation. The master bedroom is particularly impressive, providing ample space and comfort. A well-appointed family bathroom serves the upper floor, ensuring convenience for all.

One of the standout features of this home is the south-facing rear garden. Bathed in sunlight throughout the day, it offers a delightful space for outdoor dining, gardening, or simply enjoying the tranquillity of your surroundings.

### Location

Marston Beck is situated just off of Colyers Reach in the Chelmer Village area of Chelmsford which is located to the east of the city centre. Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore. Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. There is a regular bus service which runs through Chelmer Village and provides access to the city centre.

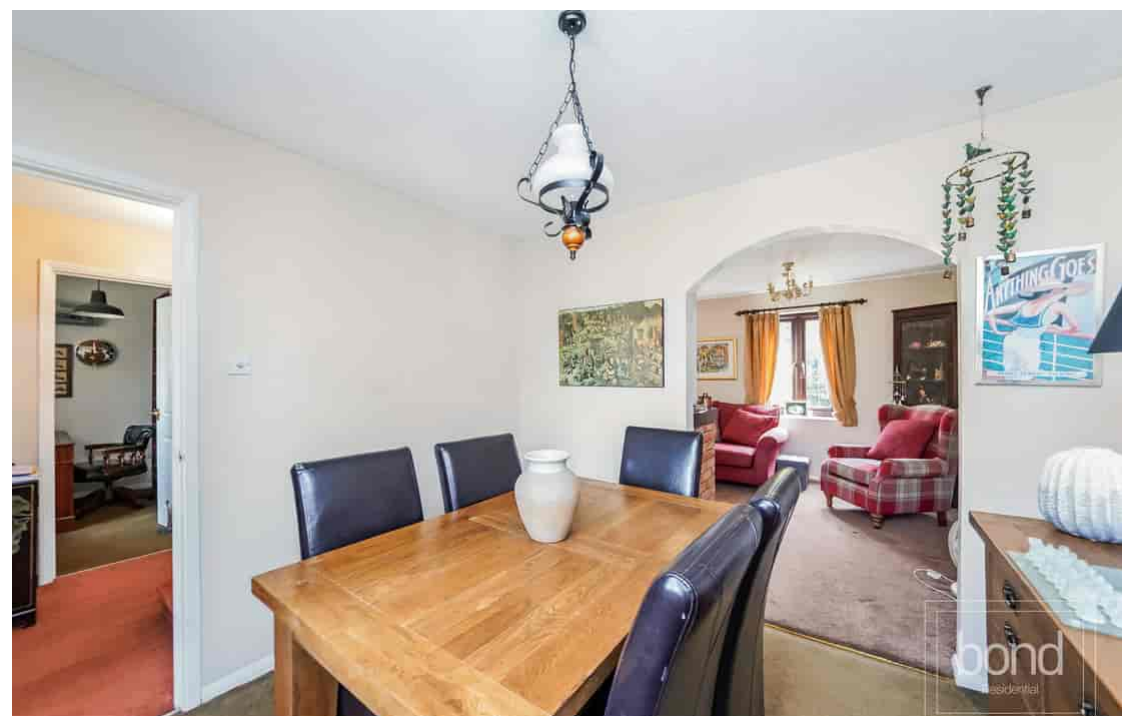
Chelmsford city centre offers a thriving nightlife with a selection of bars and places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the recently refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University which includes a medical faculty and New Hall private school which is situated in the nearby area of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

- Detached Family Home
- Fitted Kitchen
- Four Bedrooms
- Garage & Driveway
- Viewing Highly Recommended

- Cloakroom
- Two Reception Rooms Plus Study/Home Office
- Family Bathroom With Modern White Suite
- South Facing Landscaped Rear Garden
- No Onward Chain







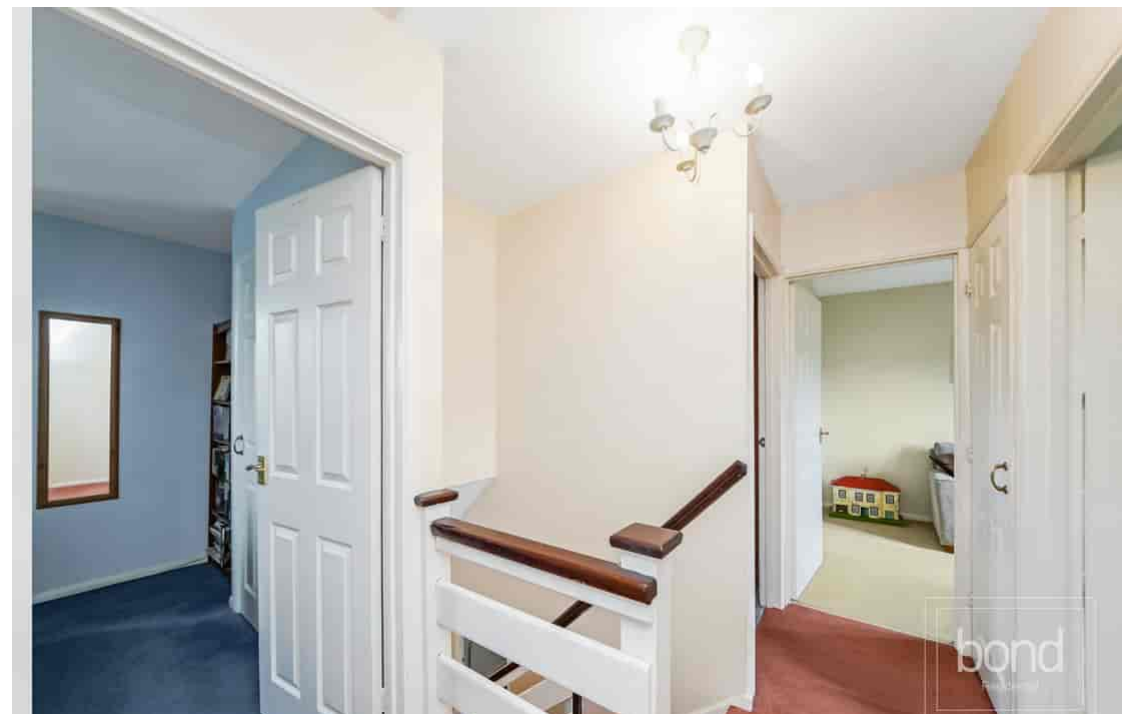
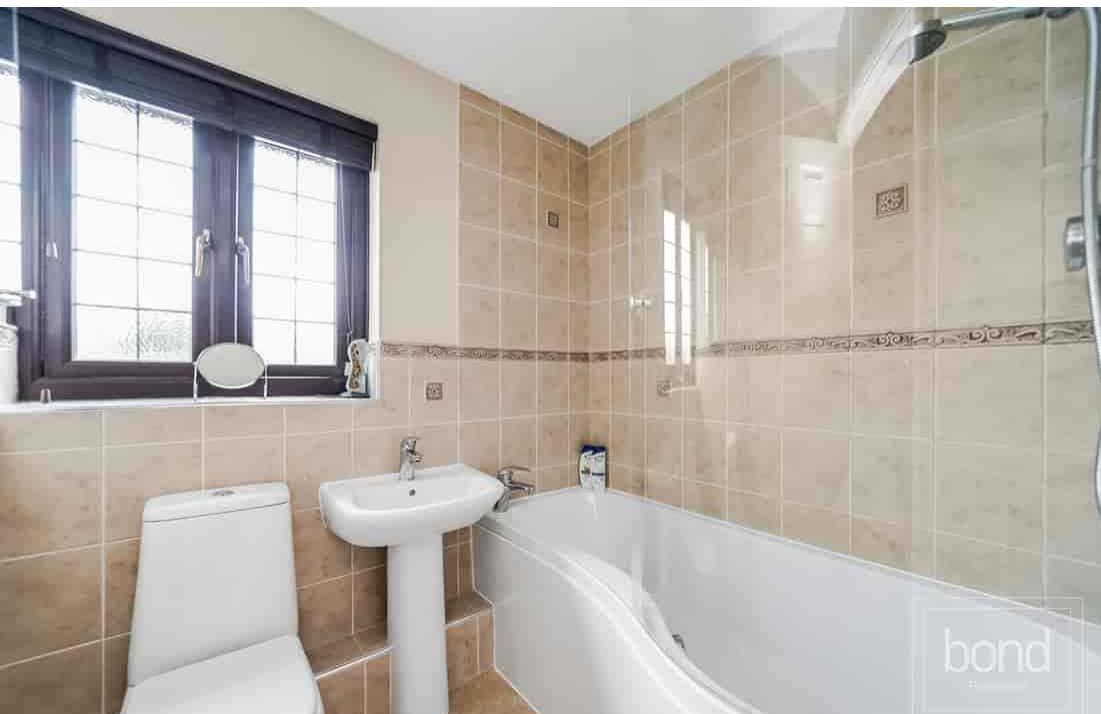










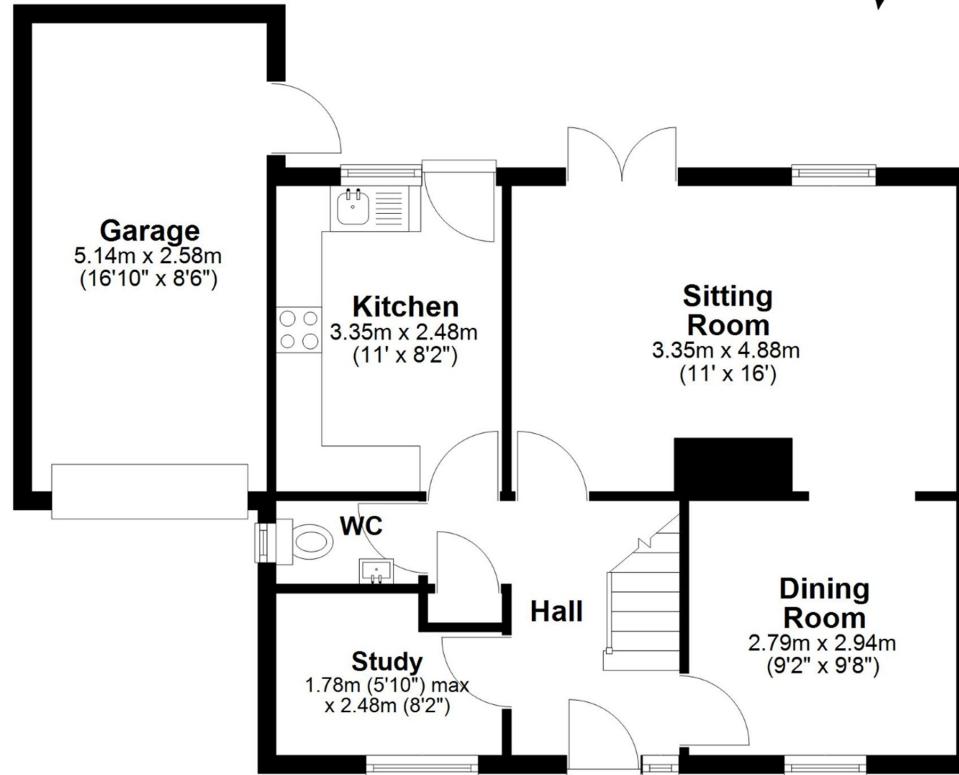




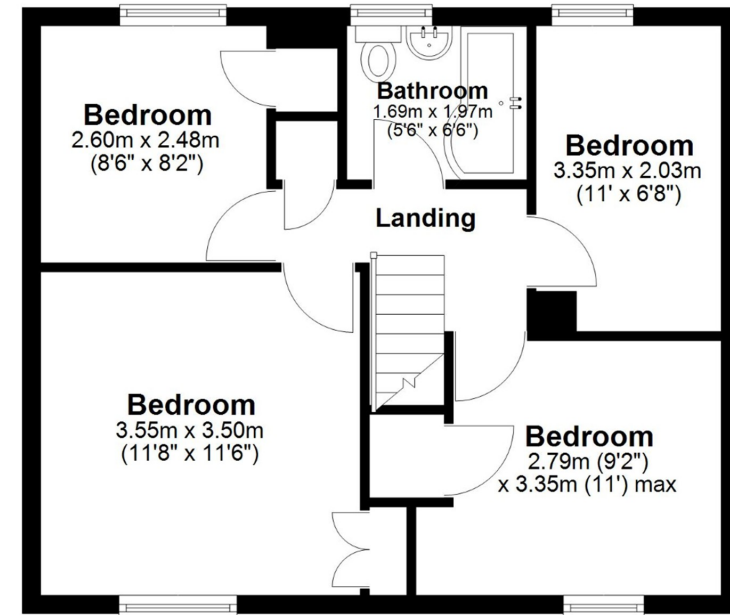




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 107 SQ M (1150 SQ FT) (Including Garage)**

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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