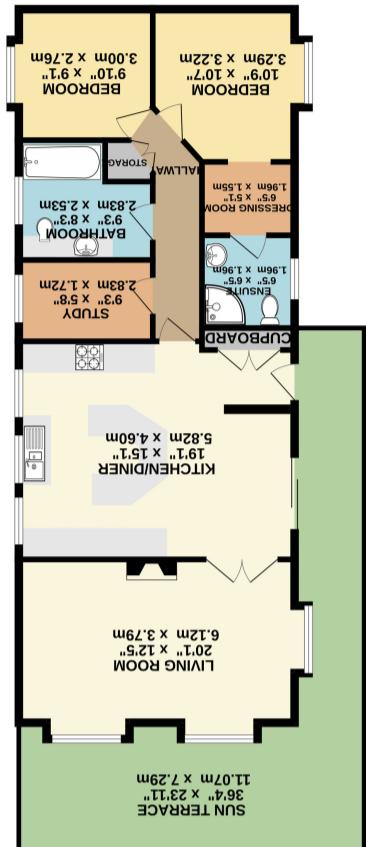


Impartial Notice: These Particulars have been prepared for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and informative, they should not be relied upon as statements of representation of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 959 sq ft (90.1 sq m) approx.
Maine hen Garage 2023

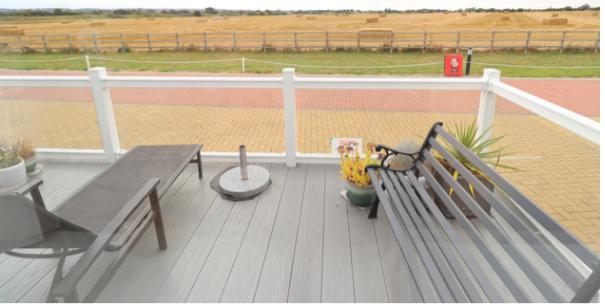


GROUND FLOOR: 959 sq ft (90.1 sq m) approx.



BRIEF DESCRIPTION

Upon entering the fabulous property you will instantly notice you have stepped into which oozes style and sophistication, with no holds barred on quality fittings. The rooms benefit from large windows and vaulted ceilings providing an abundance of space and light. Beautifully presented throughout, boasting: SPACIOUS LIVING ROOM with PEACEFUL UNINTERRUPTED VIEWS; TWO DOUBLE BEDROOMS with FITTED ROBES; STUDY/OFFICE/BED; BATHROOM plus ENSUITE; FULLY-FITTED DRESSING ROOM; PARKING; PLENTY OF STORAGE SPACE; DECKED PATIO AREA.



HALLWAY

9' 8" x 3' 4" (2.95m x 1.02m) plus STORAGE CUPBOARD measuring 6' 8" x 1' 5" (2.03m x 0.43m)
Carpeted hallway leading to open-plan kitchen/dining. Doors to bedrooms, study, living room, bathroom.



LIVING ROOM

19' 2" x 11' 6" (5.84m x 3.51m) If you are downsizing and are concerned about where all your furniture will fit..worry no more! This spectacular living room will fulfill your needs, boasting an abundance of space! Equally, benefitting from peaceful, uninterrupted views, visible through the large bay windows to front and side aspect. Winters will be cosy & warm with two radiators and electric feature fireplace. Additional benefits is the vaulted ceiling and ceiling spot lights, carpeted flooring and double glass panel doors.



KITCHEN

14' 0" x 9' 5" (4.27m x 2.87m) A most spectacular kitchen, an example of modern living, with fully integrated appliances to include: Dishwasher, Washing Machine, Fridge/Freezer, Gas hob, Electric oven, Extractor fan. Large central island with ample breakfast bar seating. Plenty of wall and base units...storage will never be an issue here! Under cabinet lighting, Mixer taps to one and a half bowl sink. Tiled flooring, Quartz tiles to walls and island, Radiator, Ceiling spot lights.



DINING AREA

10' 3" x 9' 4" (3.12m x 2.84m) Ideally positioned, the dining area offers plenty of space for dining, socialising and entertaining. Sliding doors to front aspect, Carpeted flooring, Radiator, Ceiling spot lights.



BEDROOM ONE & DRESSING AREA & EN-SUITE

10' 2" x 9' 4" (3.10m x 2.84m) Calming neutral hues; Carpeted flooring; Fitted bedroom furniture, Under cabinet lighting; Radiator, Ceiling spot lights. This certainly cannot be described as 'the average bedroom.' Here, you are spoilt with not only an en-suite shower room but also a spacious dressing room!



DRESSING ROOM: 6' 5" x 5' 3" (1.96m x 1.60m) including: Built-in mirrored robes, Large dressing table, Wall mounted mirror, Carpeted flooring.

EN-SUITE SHOWER ROOM 6' 4" x 5' 9" (1.93m x 1.75m) Contemporary three piece suite comprising of: Large corner shower with glass sliding doors, Polished chrome wall mounted shower with hot & cold taps, Gloss white vanity with oval counter top basin,



Mixer tap, Wall mirror, WC, Fully tiled to walls and floor, Radiator, Ceiling spot lights.

BEDROOM TWO

9' 3" x 9' 0" (2.82m x 2.74m) plus bay window depth of 1' 7" Complimenting bedroom one with its natural hues, this second bedroom is complete with: Full length fitted robes, Above bed cabinets with under cabinet lighting, Bedside cabinets, Carpeted flooring, Radiator, Ceiling spot lights.

BATHROOM

9' 2" x 8' 1" (2.79m x 2.46m) The luxurious bathroom has a hint of decadence. Recline in the whirlpool bath with a glass of wine and let your cares wane away. An incredibly spacious & stylish bathroom, boasting: Double ended inset whirlpool bath, Polished chrome hot and cold water taps, Ambient LED lighting to tiles, Wall and Base units, Vanity unit with oval basin, Polished chrome mixer tap, Large wall hung mirror with LED light, Polished chrome towel radiator, Wall hung radiator, Ceiling spot lights.

OFFICE/STUDY/BEDROOM THREE

9' 3" x 5' 8" (2.82m x 1.73m) Fully fitted home office with plenty of desk/worktop space and matching full length cupboard. This versatile room is a great addition and can also be used as a guest bedroom. Carpeted flooring, Radiator.

EXTERNAL AREA

Boasting a large decked area, perfect for entertaining, al-fresco dining, or, simply enjoy, relax and unwind in the peace and tranquility of your surroundings.

ADDITIONAL INFORMATION

Plot 35 - 'Stately Albion Chatsworth Platinum'
Maintenance/Pitch Fee Charges: £416 per month approx.
Water & Sewerage £40 approx.
Electric £20 per month approximately

Cladding - 8 years remaining on guarantee
Kitchen appliances under guarantee
Club house hosts regular events to include; Bingo nights, games nights, yoga, line dancing

Chelmsford Council
Council Tax Band B