

FOR SALE

Asking Price £760,000 Freehold



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

- SIX BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- UTILITY AREA
- DRIVEWAY FOR FOUR CARS
- GARAGE
- 19FT X 19FT KITCHEN/DINER
- EN-SUITE TO MASTER BEDROOM
- LOFT & REAR EXTENSION
- SUMMER HOUSE WITH ETHERNET POINTS
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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Balch are proud to present this exceptional six-bedroom detached family home, perfectly positioned for growing families seeking space, style and convenience. This striking property has been thoughtfully extended to both the rear and loft, creating an impressive and versatile layout filled with natural light, with every room designed to support modern family living. The heart of the home is the spacious 19ft Keller-designed kitchen/diner, finished with sleek Corian worktops, a central island and high-end integrated appliances, an ideal hub for cooking, entertaining and everyday family life.

The ground floor also features multiple reception rooms, a utility area and a convenient downstairs WC, offering flexible spaces for formal living, relaxed lounging or a home office. Upstairs you'll find a generous principal bedroom with a stylish en-suite, three further double bedrooms and a beautifully finished family bathroom, with two further bedrooms and an additional WC on the second floor, all benefiting from valuable eaves storage.

Externally, the property continues to delight with a well-proportioned garden featuring both patio and lawn areas, perfect for outdoor dining and play, plus a powered summerhouse with electricity and ethernet points, ideal as a home office, studio or gym.

The long driveway offers parking for up to four vehicles, there's an EV charging point, and the garage has been cleverly split to maximise usable space. Offered with no onward chain, this beautifully maintained home blends contemporary living with practical family-friendly design.

Situated in the ever-popular Little Nell, this property enjoys a highly convenient and family-friendly setting. It's ideally positioned within easy reach of Chelmsford city centre, offering excellent shopping, dining and leisure facilities, while also benefiting from well-regarded local schools, green open spaces and reliable transport links, including Chelmsford mainline station with direct services into London Liverpool Street. With a strong sense of community and a balance of suburban calm and city accessibility, this is a fantastic location for families, professionals and commuters alike.





## ROOM DESCRIPTIONS

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### Living Room

14' 9" x 11' 8" (4.50m x 3.56m) Bay window to front, radiator, finished with Graham & Brown wallpaper and navy blue tones

### Kitchen/Dining Room

19' 2" x 19' 3" (5.84m x 5.87m) Rear extension, integrated oven, oven/microwave, dishwasher, induction hob, extractor fan. Keller designed kitchen, Corian worktop, ample storage units, waste disposal unit, French doors leading out to rear, window to rear, skylights, radiator, tiled flooring.

### Utility Room

8' 1" x 8' 9" (2.46m x 2.67m) Patio door to rear, window to rear, radiator, storage cupboard, boiler, space for washing machine & tumble dryer, tiled flooring.

### Office

7' 9" x 10' 3" (2.36m x 3.12m) door to garage, window to side, fitted worktop, storage cupboards, tiled flooring.

### W/C

5' 6" x 3' 1" (1.68m x 0.94m) Window to front, heated towel rail, low level w/c, eye level hand basin, storage.

### Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m) Fitted wardrobes with mirrored doors, radiator, window to rear, finished with Graham & Brown wallpaper and green tones.

### En-suite

5' 2" x 5' 3" (1.57m x 1.60m) Window to rear, heated chrome rail, tiled floor to ceiling, low level w/c, eye level hand basin, finished in modern tones.

### Bedroom Two

8' 0" x 12' 0" (2.44m x 3.66m) Window to front, radiator, wall papered feature wall, finished in a modern yellow tones

### Bedroom Three

10' 5" x 8' 4" (3.17m x 2.54m) Window to front, radiator, finished in modern green tones

### Bedroom Four

15' 4" x 7' 8" (4.67m x 2.34m) Window to front, radiator, sloped ceiling, finished in pink tones.

### Family Bathroom

15' 3" x 8' 9" (4.65m x 2.67m) Window to side, heated chrome rail, his and hers sink, integral bath, tiled flooring, shower, radiator, low level w/c.

### Bedroom Five

9' 1" x 8' 4" (2.77m x 2.54m) Window to rear, sloped ceiling, radiator, eaves storage.

### W/C

3' 1" x 3' 5" (0.94m x 1.04m) Skylight, low level w/c, eye level hand basin, fitted mirror, extractor fan.

### Bedroom Six

8' 9" x 9' 3" (2.67m x 2.82m) Window to front, radiator, sloped ceiling, eaves storage.

### Garden

Patioed areas, remaining laid to lawn, side access, Summer house with electric & ethernet points, outdoor electricity socket.

### Garage

The garage has been split into two, potential to convert to home office.

### External

Driveway for four cars, access to garage, EV Charging point.

### 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.

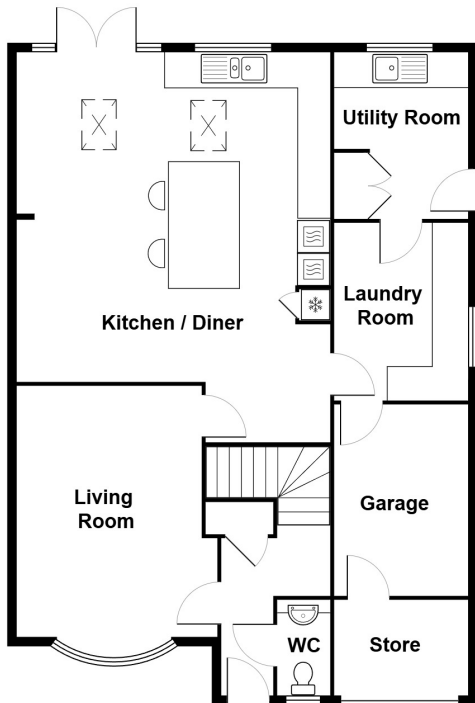
### Referrals

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.

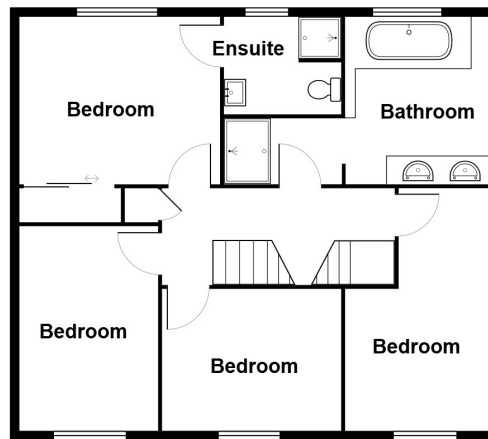


# FLOORPLAN & EPC

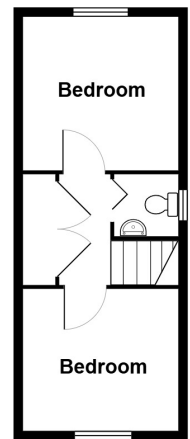
**Ground Floor**  
Area: 89.6 m<sup>2</sup> ... 964 ft<sup>2</sup>



**1st Floor**  
Area: 62.3 m<sup>2</sup> ... 671 ft<sup>2</sup>



**2nd Floor**  
Area: 20.6 m<sup>2</sup> ... 221 ft<sup>2</sup>



Total Area: 172.4 m<sup>2</sup> ... 1856 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	76
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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