

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
- LARGE KITCHEN/DINING AREA
- EN-SUITE TO MASTER BEDROOM
- LOFT & REAR EXTENSION
- SUMMER HOUSE WITH ETHERNET POINTS
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Balch are thrilled to bring to market this beautiful six bedroom detached family home. Thoughtfully extended to the rear and loft, creating an abundance of space throughout the property. The heart of the home is the impressive Keller designed kitchen, perfect for hosting gatherings and family dinners. This property is situated in a great location, close to local amenities and schools, perfect for growing families. This property has the added benefit of being sold with no onward chain.

As we enter the property we have the first reception room on the left, currently being used as a living room, beautifully decorated with Graham & Brown Wallpaper and a lovely bay window providing ample natural lighting. To our right we have the downstairs w/c. As we go deeper into the property we have the beautifully decorated Keller designed kitchen with integrated appliances such as an oven, oven/microwave, induction hob, extractor fan & dishwasher with a Corian worktop. The kitchen has been extended to an impressive 19ft squared, island in the middle, this truly is the heart of the home. Coming off the kitchen there is the second reception room with access to the garage and utility room.

On the first floor we have the master bedroom, again, decorated with Graham & Brown wallpaper and a nice modern en-suite. We also have three double bedrooms and the family bathroom internally extended with a bath, shower, low level w/c and hand basin. Onto the second floor we find the final two bedrooms and an additional w/c. Both rooms benefit from eaves storage.

Externally we have the garden which has patioed areas whilst the rest laid to lawn, there's outdoor sockets, which were previously used for a hot tub and the summerhouse has electricity and ethernet points making it perfect for a home office. This property also comes with a driveway for four cars, an EV charger and a garage which has been split into two.

Overall this property is perfect for a growing family looking for their forever home or an family looking to be within a short distance to good schools. A viewing is highly recommended to see the true beauty of this family home.



ROOM DESCRIPTIONS

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

Patied 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.

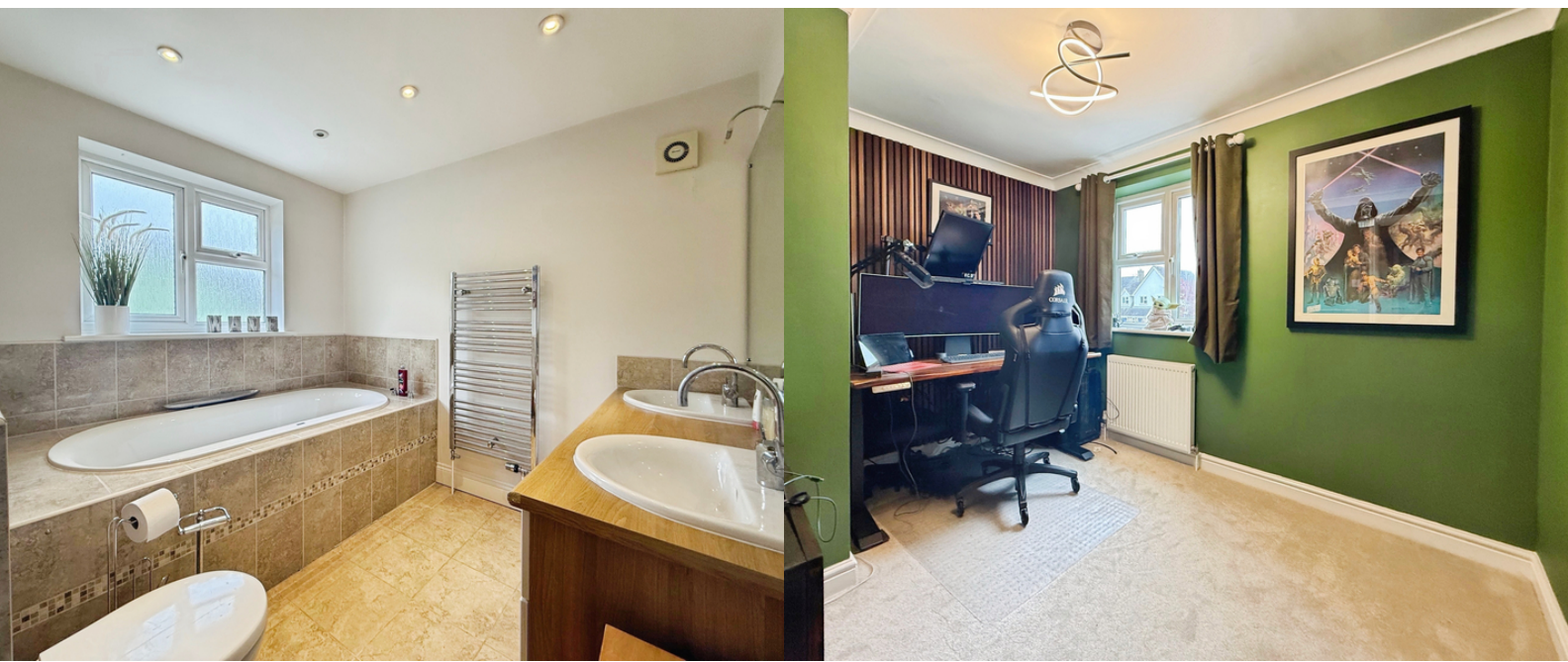
Viewings

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.

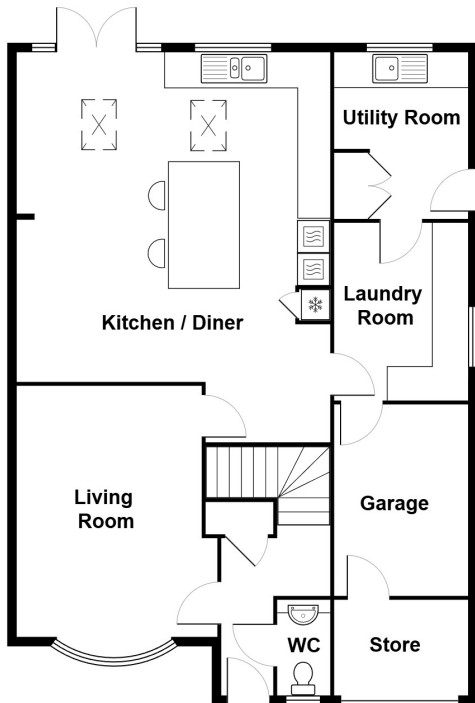
Referrals

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.

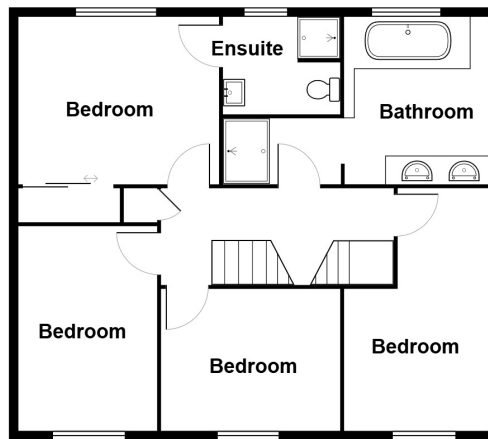


FLOORPLAN & EPC

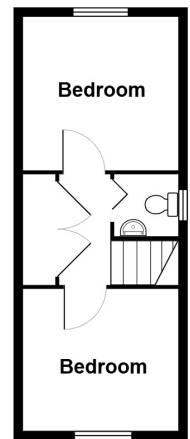
Ground Floor
Area: 89.6 m² ... 964 ft²



1st Floor
Area: 62.3 m² ... 671 ft²



2nd Floor
Area: 20.6 m² ... 221 ft²



Total Area: 172.4 m² ... 1856 ft²

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+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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