



47 Goodwin Close, Chelmsford, Essex, CM2 9GX

- Four Bedrooms
- En Suite Shower Room
- Modern Fitted Kitchen
- Living Room
- Dining Room
- Ground Floor Cloakroom
- Family Bathroom
- Enclosed Carport
- Converted Garage
- Well-Presented Rear Garden
- Close Proximity to Chelmsford's City Centre and Train Station



PROPERTY DESCRIPTION

Situated approximately 1.3 miles walking distance to Chelmsford city centre and mainline station is this well-presented four bedroom family home. Accommodation is set over two floors, is well-configured and bright and airy throughout. To the ground floor, a welcoming entrance hall provides access to a modern, fitted kitchen, open plan style living / dining room and a cloakroom. To the first floor a spacious landing with office / study area provides access to four bedrooms and a family bathroom. The main bedroom is served by an en-suite shower room.

Externally the property benefits from a carport with electric roller door to the front providing off road parking, which leads to a garage. The garage has been partially converted and offers a storage / utility area to the front and the remainder has been converted to provide office space. Side gated access provides access to the rear garden which is well presented with split levels which have been laid to grass and offer several seating areas, creating an ideal space for entertaining.

The property is situated within close proximity of a number of local shops and amenities, Chelmsford's city centre offers a wider array of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs, a selection of gyms including the recently refurbished Riverside Ice & Leisure, the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

Chelmsford's mainline train station is located approximately 1.3 miles walking distance from the property which provides a direct service into London Liverpool Street. (Journey time approximately 35 minutes). The A12 is within easy reach which provides access to the M25. Chelmsford is renowned for its educational excellence and the property is situated within close proximity of the Moulsham School campus with infants, junior and senior school, alongside the local schools, Chelmsford offers two of the country's top performing grammar schools, Writtle agricultural college, Chelmsford College and Anglian Ruskin University.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Turning Staircase to first floor, under stairs storage cupboard, access to cloakroom, kitchen and living / dining room.

Kitchen

2.82m x 2.53m (9' 3" x 8' 4")

Window to front aspect, range of modern wall and base units with work-surfaces over, inset porcelain sink and drainer, down lights set under the wall units and space for oven, fridge / freezer, washing machine and dishwasher.

Living / Dining Room

2.94m Max x 7.92m Max (9' 8" x 26' 0")

Window and french doors to rear aspect.

Cloakroom

0.85m x 1.93m (2' 9" x 6' 4")

Window to front aspect, low level WC, wash hand basin.

First Floor Landing

Windows to front aspect, office / study area, access to bedrooms and family bathroom, airing cupboard housing combination boiler installed 2022.

Bedroom One

2.92m x 3.01m (9' 7" x 9' 11")

Window to rear aspect, fitted wardrobes, door to;

En-Suite

1.34m x 1.99m (4' 5" x 6' 6")

Window to rear aspect, low level WC, wash hand basin, double width shower cubicle.

Bedroom Two

3.51m x 3.01m (11' 6" x 9' 11")

Window to rear aspect.

Bedroom Three

3.41m x 2.49m (11' 2" x 8' 2")

Window to rear aspect, fitted wardrobes.

Bedroom Four

2.8m x 2.49m (9' 2" x 8' 2")

Window to front aspect.

Family Bathroom

2.13m x 1.93m (7' 0" x 6' 4")

Window to front aspect, low level WC, wash hand basin, paneled bath with shower over.

Exterior

To the front there is block paved off road parking, access via an electric roller door to the carport. The carport provides further off road parking and access to the converted garage. To the front of the garage is an up and over door providing a storage / utility area, the rear of the office has been converted into a modern office space with window and door to the side aspect leading into the garden. Gated side access also provides access into the fully enclosed rear garden. The rear garden commences with a paved patio area with seating and entertaining areas. The garden has been split into levels which are mainly laid to lawn with a selection of flowers and shrubs and a decked area creating an additional seating area.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

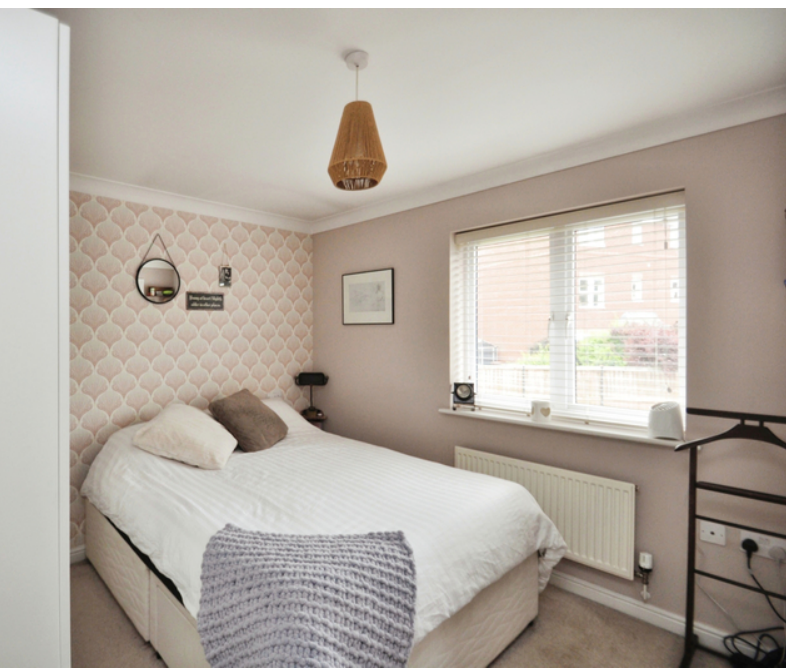
Council Tax Band - D

EPC - C

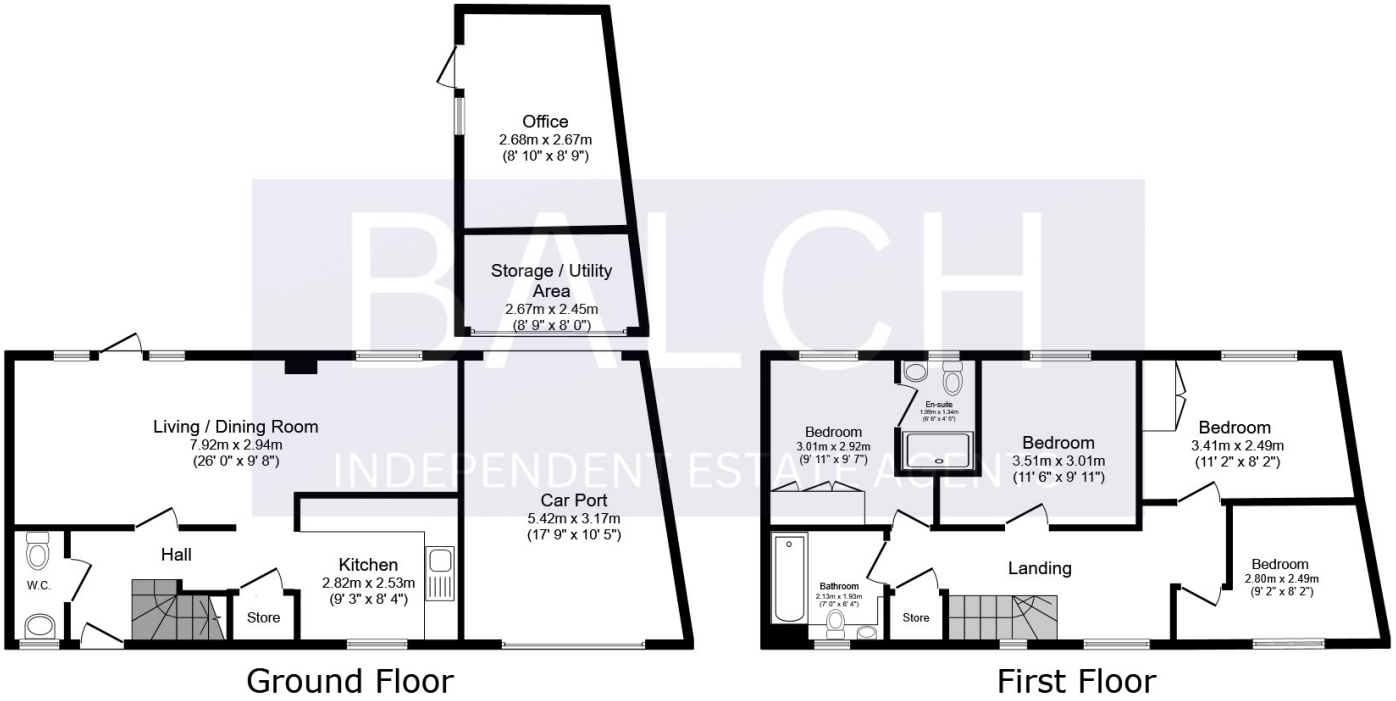
Viewings

By prior appointment with Balch Estate Agents.

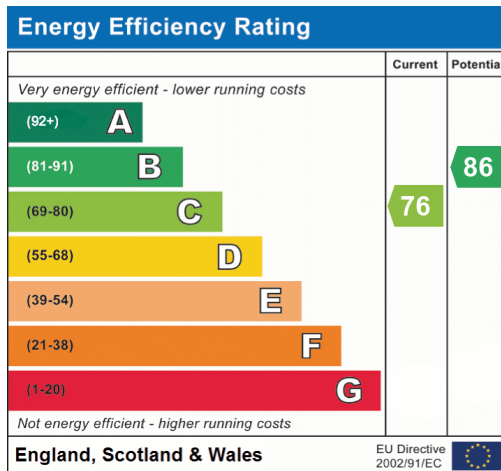
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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



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