



## Linnet Drive, Chelmsford

£330,000 Freehold

- Open House This Saturday 2:00pm
- Family Location
- Garage
- Three Bedrooms
- Very Well Presented
- Great School Catchment

This three-bedroom family home is located on the ever-popular Kiln Lodge development and is ready to move straight into.

The property is located on a quiet walk and over looks a peaceful green.

## ENTRANCE PORCH

Double glazed uPVC door and window to front, door to;

## LOUNGE

4.17m(13'8)x4.65m(15'3)

Double glazed uPVC window to front, feature fireplace, coving to ceiling, stairs to first floor, door's to;

## DINING ROOM

3.81m(12'6)x2.57m(8'5)

Patio door's to rear, coving to ceiling, cupboard under stairs, radiator, door to;

## KITCHEN

3.89m(12'9)x1.98m(6'6)

Range of eye and base level units with matching worktop and inset sink unit, integrated dishwasher, built in oven, hob and extractor fan, space for washing machine, space for fridge/freezer, part tiled walls, tiled floor, double glazed uPVC window to rear, wall mounted boiler.

## CONSERVATORY

1.32m(4'4)x2.18m(7'2)

Double glazed uPVC door and windows to rear.

## LANDING

Loft access, airing cupboard, door's to;

## BEDROOM ONE

4.39m(14'5)x2.77m(9'1)

Double glazed uPVC window to front, radiator, built in single cupboard.

## BEDROOM TWO

3.86m(12'8)x2.16m(7'1)

Double glazed uPVC window to rear, built in single cupboard, radiator.

## BEDROOM THREE

3.48m(11'5)into cupboard x1.80m(5'11)

Radiator, double glazed uPVC window to front, built in single cupboard.

## BATHROOM

Double shower cubical, vanity unit incorporating wash hand basin and w/c, tiled walls, two double glazed uPVC opaque windows to rear.

## REAR GARDEN

Patio area, fenced boundary's, bed's and borders, single garage, gate to rear, remainder laid to lawn.

