



## Linnet Drive, Chelmsford

### £385,000 Freehold

- Three Bedroom semi detached family home
- Open plan dining area and kitchen
- Situated on a pleasant quiet walkway
- Council Tax - C
- Entrance porch
- Walk to Local Schools and Shops
- Decked Patio / Secluded rear garden

The property is situated on a quiet walkway which is just a short walk from Mildmay Primary School. The property has easy access to local shops and Chelmsford City Centre.

On the ground floor you are greeted with an entrance porch leading to a spacious lounge. The newly fitted kitchen is open plan with the dining area to enjoy.

On the first floor you will find three bedrooms, separate W/C and family bathroom.

This property would be perfect for first-time buyers or as a family home.

McCartney Sales & Lettings act as the seller's agent for the marketing of this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

# GROUND FLOOR

## ENTRANCE PORCH

Double glazed front door, double glazed window to side, built in storage cupboard, radiator.

## LOUNGE

14' 11" x 13' 6" (4.55m x 4.11m) Double glazed window to front and side, feature fire place, radiator.

## KITCHEN/DINER

14' 10" x 11' 11" (4.52m x 3.63m) Fitted to both eye and base level with a modern range of units incorporating sink with drainer, space for appliance, built in oven with four ring electric hob, built in dishwasher, inset spot lights, under stairs storage space, double glazed door and window to rear. radiator.

# FIRST FLOOR

## LANDING

Loft access with lighting and partly boarded, double glazed obscured window to side, built in airing cupboard.

## BEDROOM ONE

14' 9" x 8' 6" (4.50m x 2.59m) Double glazed window to front, built in storage cupboard, radiator.

## BEDROOM TWO

10' 3" x 10' 2" (3.12m x 3.10m) Double glazed window to rear, radiator.

## BEDROOM THREE

11' 5" x 6' 1" (3.48m x 1.85m) Double glazed window to front, built in storage cupboard, radiator.

## SEPARATE W/C

Fitted with a low flush wc, double glazed obscured window to rear, radiator.

## FAMILY BATHROOM

Fitted with a two piece suite comprising of a panel bath, vanity wash hand basin, double glazed obscured window to rear. radiator.

# EXTERIOR

The front garden is laid to lawn, shrubs and bushes to boundaries, side access gate leading to the rear garden. The rear garden has a decking area to immediate rear, the rest of the garden to laid to lawn, outside tap, side access leading to parking.

