



Nicholson Place, East Hanningfield, CM3 8UT

Council Tax Band C (Chelmsford City Council)

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£325,000 Freehold

This end terraced family home is situated in a cul-de-sac location in this popular village. The property offers ground floor accommodation comprising of a spacious living room with feature fireplace and multi-fuel burner which opens into a rear extension with a partially glazed roof which is used by the current owners as a dining area and which opens directly into the rear garden. The fitted kitchen is situated at the front of the house and features grey gloss fronted units with integrated electric induction hob, electric oven and a microwave. Upstairs, you'll find three bedrooms, each featuring either fitted wardrobes or built-in storage. The ground floor cloakroom and family bathroom offer convenience for busy family life.

This home is equipped with gas central heating and double glazing to most windows, ensuring year-round comfort. One of the highlights of this property is the enclosed 50ft west-facing rear garden which is perfect for enjoying the sunshine. Additionally, off-road parking and a garage with an electric roller door provide ample space for your vehicles and storage needs. The cul-de-sac location offers a safe environment for families with minimal through traffic.

Don't miss out on the opportunity to make this end terraced family home your own.

Contact us today to arrange a viewing.

LOCATION

East Hanningfield is a village located approximately 8 miles (13 km) southeast of the city of Chelmsford and offers a range of amenities which include a primary school, a village hall, a post office, and a local pub. East Hanningfield is also home to several historic buildings. St. Mary and All Saints Church, dating back to the 13th century. Nestled in the picturesque countryside, the village is known for its beautiful countryside, which includes farmlands, meadows, and woodlands and is a popular area for outdoor activities such as walking, cycling, and birdwatching. The nearby Hanningfield Reservoir is a designated nature reserve and offers opportunities for fishing and sailing.

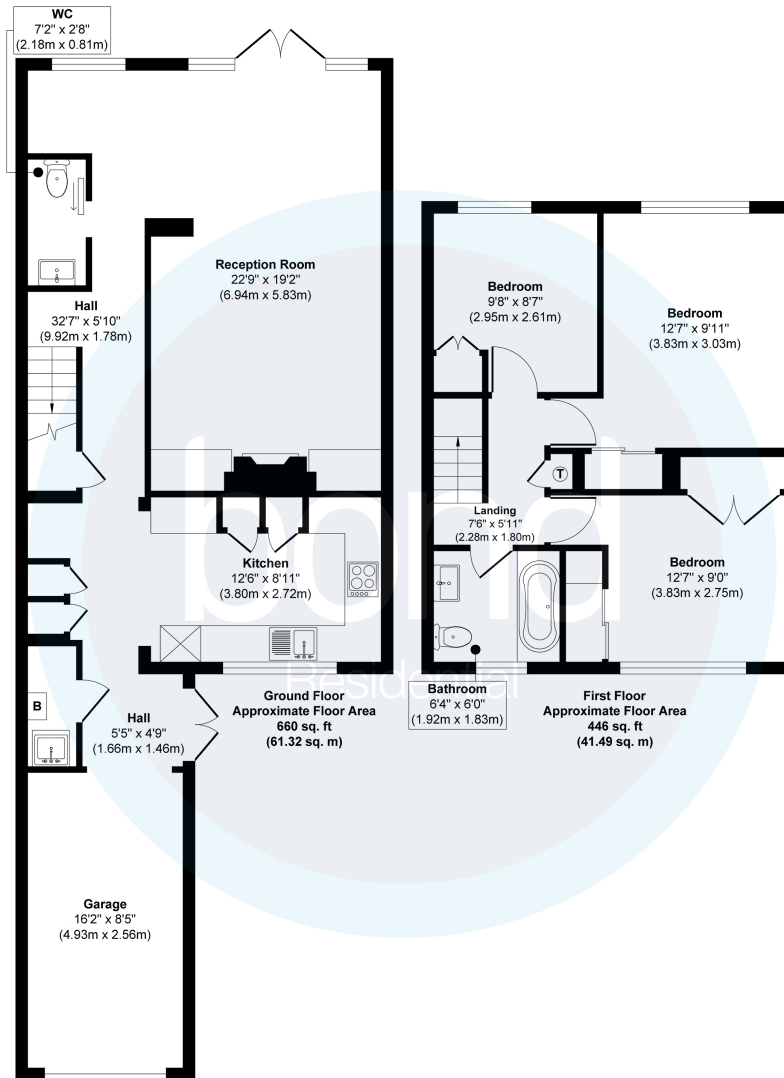
The village is well connected by road and public transportation and provides convenient access to Chelmsford, the county town of Essex and offers a wide range of shopping, dining, and cultural experiences, including museums, theatres, and parks. .

Overall, East Hanningfield is a tranquil village with a rich history and scenic landscapes. It offers a peaceful and idyllic setting for those looking to escape the hustle and bustle of city life while still being within reach of urban amenities.

- End terraced family home
- Fitted kitchen with integrated hob, oven and microwave
- Ground floor cloakroom and family bathroom
- Enclosed west facing rear garden
- Semi integral garage with electric roller door
- Living room and dining area
- Three bedrooms with built in storage
- Gas central heating and double glazing to most windows
- Off road parking
- Cul de sac location







Approx. Gross Internal Floor Area 1106 sq. ft / 102.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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