



48 Pavitt Meadow, Galleywood, Chelmsford, Essex, CM2 8RQ

- Detached House
- Four Bedrooms
- En-Suite to Master Bedroom
- Two Reception Rooms
- Kitchen / Breakfast Room
- Ground Floor Cloakroom
- Off Road Parking
- Utility Room
- Cul-de-sac Location
- Excellent Decorative Order



PROPERTY DESCRIPTION

Situated in a quiet and family friendly cul-de-sac village location is this beautifully presented four bedroom detached family home. Accommodation is set over two levels and offers spacious, bright and airy accommodation throughout. To the ground floor are two reception rooms, modern kitchen / breakfast room, utility room, study and a ground floor cloakroom. To the first floor a spacious landing provides access to four well-proportioned bedrooms, family bathroom and the master bedroom is served by an en-suite shower room. Externally to the front of the property is block paved off-road parking for multiple vehicles, a front garden and gated side access to the rear garden. To the rear is a good size, well-presented rear garden, commencing with a patio area ideal for entertaining, the remainder is mainly laid to lawn with a selection of shrubs to the borders.

The village of Galleywood has a local parade of shops, Co-Op convenience store, primary school and a two public houses and benefits from good access on to the A12 for the A130 and M25. There are plenty of near by country walks including Galleywood Common which is located just a short walk away which is popular for families, dog walkers and mountain bikers. The Common is set in over a 100 acres of nature reserve and woodland being home to St Michael's Church and the Horse and Groom public house which is a popular spot for locals to stop and quench their thirsts. Just across the way from Pavitt Meadow there are a number of open spaces and walks with far reaching views across fields down to Galleywood Vineyard and Winery.

Chelmsford City Centre is under four miles away from the property and the village offers a regular bus service. Chelmsford City Centres boasts comprehensive shopping facilities including two shopping precincts and the highly acclaimed Bond Street with John Lewis store, there are a wide array of independent and chain restaurants, many bars and the Riverside Leisure Centre and Ice rink. Chelmsford's train station provides direct links into London Liverpool Street with journey times of approximately 35 minutes. There are a number of highly regarded primary and secondary schools within close proximity.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance Hall

Entrance door providing access into the spacious entrance hall, stairs rising to first floor, access to principle reception rooms and to;

Cloakroom

1.01m x 1.48m (3' 4" x 4' 10")

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

Kitchen / Breakfast room

3.68m x 6.51m (12' 1" x 21' 4")

French, patio doors to rear aspect, window to rear aspect, range of matching wall and base units with work surfaces over, breakfast bar, inset sink and drainer, space for range cooker, integrated fridge / freezer, and dishwasher. Access to;

Utility Room

1.76m x 1.69m (5' 9" x 5' 7")

Door to side aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, space for washing machine and tumble dryer.

Living Room

4.15m x 3.46m (13' 7" x 11' 4")

Bay window to front aspect, window to side aspect, electric feature fire place.

Dining Room

2.58m x 3.48m (8' 6" x 11' 5")

Window to front aspect, access to;

Study

2.58m x 2.23m (8' 6" x 7' 4")

Door to rear aspect leading into garden.

First Floor Landing

Window to side aspect, access to bedrooms and family bathroom, access to insulated and partially boarded loft.

Bedroom One

4.18m x 3.53m (13' 9" x 11' 7")

Window to front aspect, window to side aspect, access to;

En-Suite

2.17m x 1.70m (7' 1" x 5' 7")

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

Bedroom Two

4.59m x 2.69m (15' 1" x 8' 10")

Window to rear aspect, fitted wardrobes with sliding, mirrored doors.

Bedroom Three

3.42m x 2.78m (11' 3" x 9' 1")

Window to front aspect.

Bedroom Four

2.78m x 2.69m (9' 1" x 8' 10")

Window to rear aspect.

Family Bathroom

1.76m x 2.69m (5' 9" x 8' 10")

Window to rear aspect, low level WC, wash hand basin, L shape bath with shower over.

Exterior

To the front of the property is block paved off-road parking for multiple vehicles and a front garden which is mainly laid to lawn. To the rear is a fully enclosed rear garden with gated side access. The garden commences with a paved patio area, ideal for entertaining, there is a shed along the length of the side of the property, ideal for storage. The remainder of the garden is mainly laid to lawn with a selection of shrubs and flowers to the borders, a decked area provides access to a summer house.

Agents Note

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

Council Tax Band - F

Broadband - BT and SKY Available

EPC - TBC

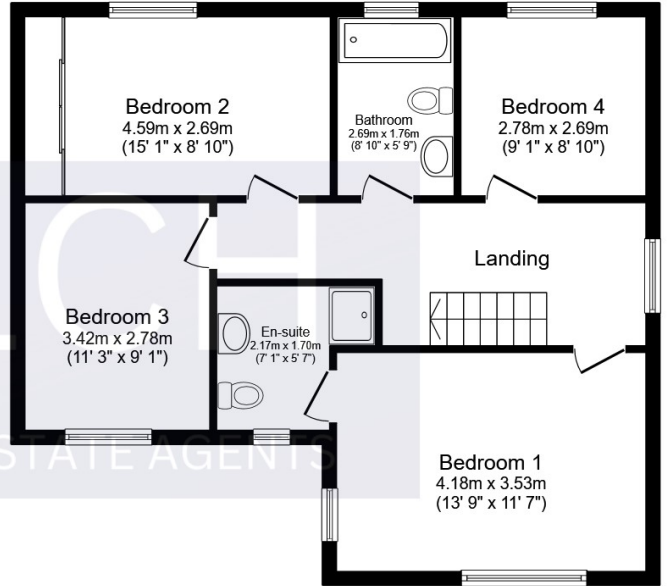
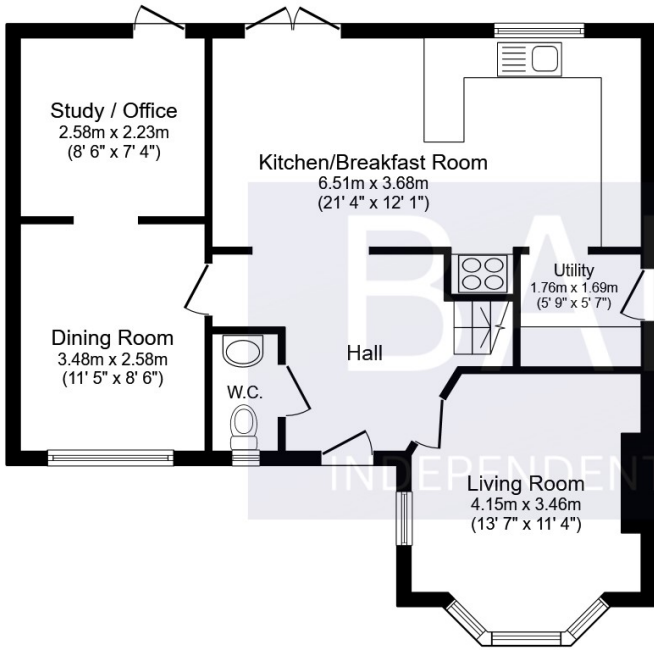
Viewings

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



Ground Floor

First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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